

**FOR SALE - OWNER-USER OR INVESTMENT OPPORTUNITY IN HEART OF CORVALLIS**

**518 SW 3<sup>RD</sup> STREET  
CORVALLIS, OREGON 97333**

**MAIN FLOOR TENANT CAN VACATE AT CLOSING, BUT WILL  
CONSIDER A TEMPORARY SALE LEASE BACK SCENARIO**



## PROPERTY INFORMATION

Price:	\$ 610,000
CAP Rate [Actual]:	6.53%
Price/SF:	\$199
Year Built:	1915
Acreage:	0.12 AC
Building Size:	3,060 SF
GIM:	9.39

## PROPERTY SUMMARY

Ideally located multi-tenant office in the heart of downtown. 4 dedicated parking spots in the rear of the building. High visibility location with great signage translates to a prime investment opportunity or a home for your business, allowing owner user to take over half of square footage for SBA lending purposes. Possible seller carry or shot term sale lease back. In a part of Corvallis primed for re-development.



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