

**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

### 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 short term sale lease back. In a part of Corvallis primed for re-development.

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