

# For Sale: Investment Property

## BACKROADS PUB-LOTTERY-WAREHOUSE-LEASE

### TWO SPACE INCOME

Thriving Business-Buildings-Equipment- Lottery &  
Rental Income Included  
13230 SE Orient Dr Boring Or.97009

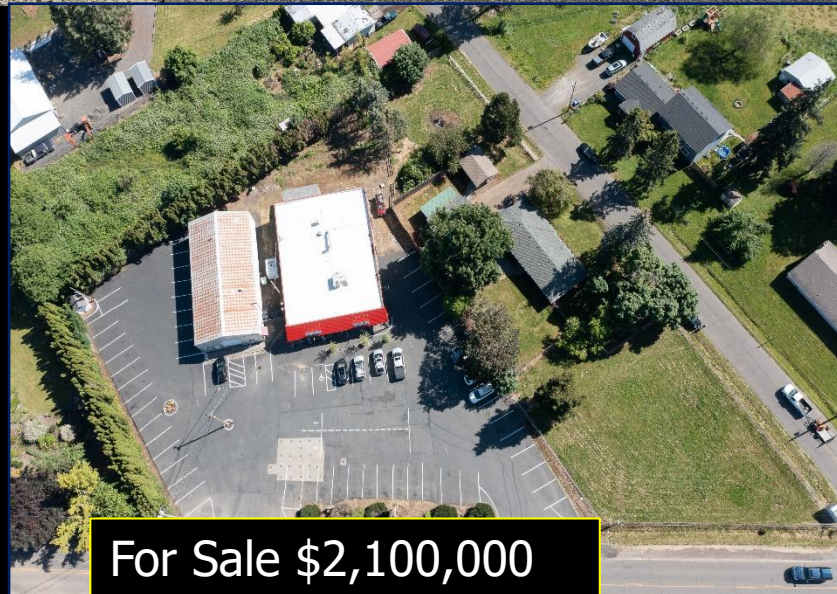
**SELLER FINANCING**

**12%+ Cap Rate**

**The Pub /Lottery Generates Strong Income**  
**Lease Spaces bring in Consistent Rental**  
**Income**



- ❖ Bldgs. Totals Over 8,651 Sq FT
- ❖ Equipment Included in Sale
- ❖ Over 60 Parking Spaces
- ❖ **\*\*High Volume Lottery Sales\*\***
- ❖ 1.19 acres of land
- ❖ Pub Bldg. has 5,351 Sq Ft
- ❖ Warehouse 3,321 Sq Ft
- ❖ Well Water- (No City Costs)
- ❖ Septic System -(No City Costs)
- ❖ Large Occupant Capacity



**For Sale \$2,100,000**

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Licensed Real Estate Brokers in Oregon

*Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.*