

FOR SALE
Retail/Office/Medical



OWNER/USER & INVESTMENT OFFERING

750 NW 4th Street | PRINEVILLE, OREGON 97754



Retail/Office/Medical

- Multiple treatment rooms support clinical medical use
- ICF Construction (Insulated Concrete Form)
- 6" Poured Slab Flooring
- Truss Roof with Asphalt Shingles
- No internal load bearing supports, allows for open floor design/demising
- C2 Commercial Zone
- Located off NW 3rd Street, a main thoroughfare

Offered at : \$449,000

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | C 541-480-2526

Scott Harman Broker

scott@fratcommercial.com | C 503.307.0812



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
541.306.4948 | www.fratzkecommercial.com



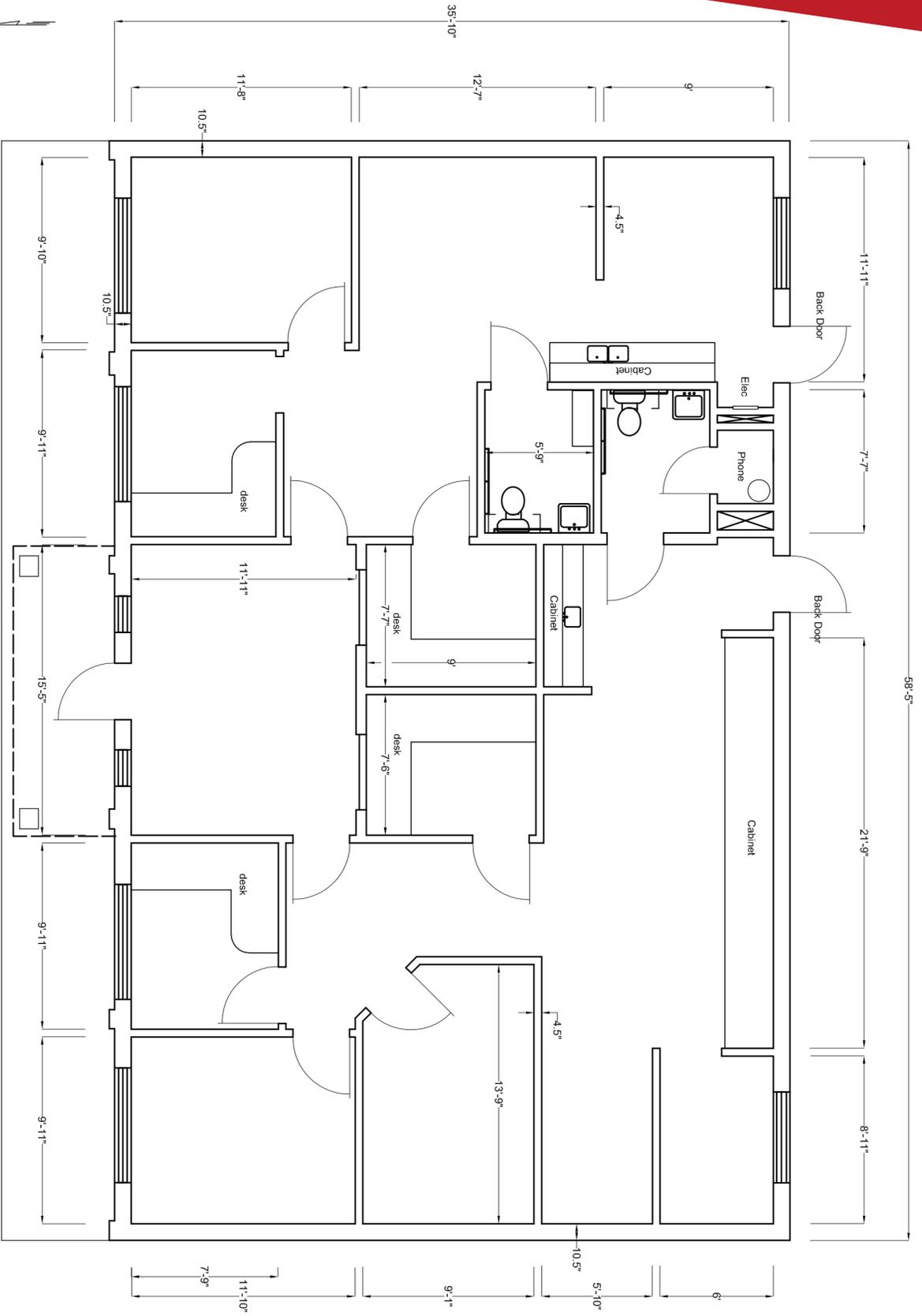
PROPERTY OVERVIEW:

2,088+/- RSF single-tenant commercial space suitable for medical, dental, or wellness use. The layout includes multiple treatment rooms, providing flexibility for esthetics, allergy, physical therapy, chiropractic, dental, and related clinical services. Features include an open reception area, two (2) restrooms, several private offices, and two (2) kitchenettes. Additional amenities include a private rear entrance, updated flooring and interior paint, full HVAC, monument signage, and 11 dedicated parking spaces located at the front and rear of the property.

- Total Acreage: 0.21/Acres Total (9,147.6+/- SF)
- Tax Lot/Map: 151606AB-10800-8761
- Zoning: C2 Commercial Zone
- Year Built: 1997 with recently updated flooring and paint
- 6" Poured Slab Flooring
- ICF Construction (Insulated Concrete Form)
- Truss Roof with Asphalt Shingles
- No internal load bearing supports, sheer walls, or columns

OFFERED FOR SALE:
\$449,000
(\$215.03+/-SF)

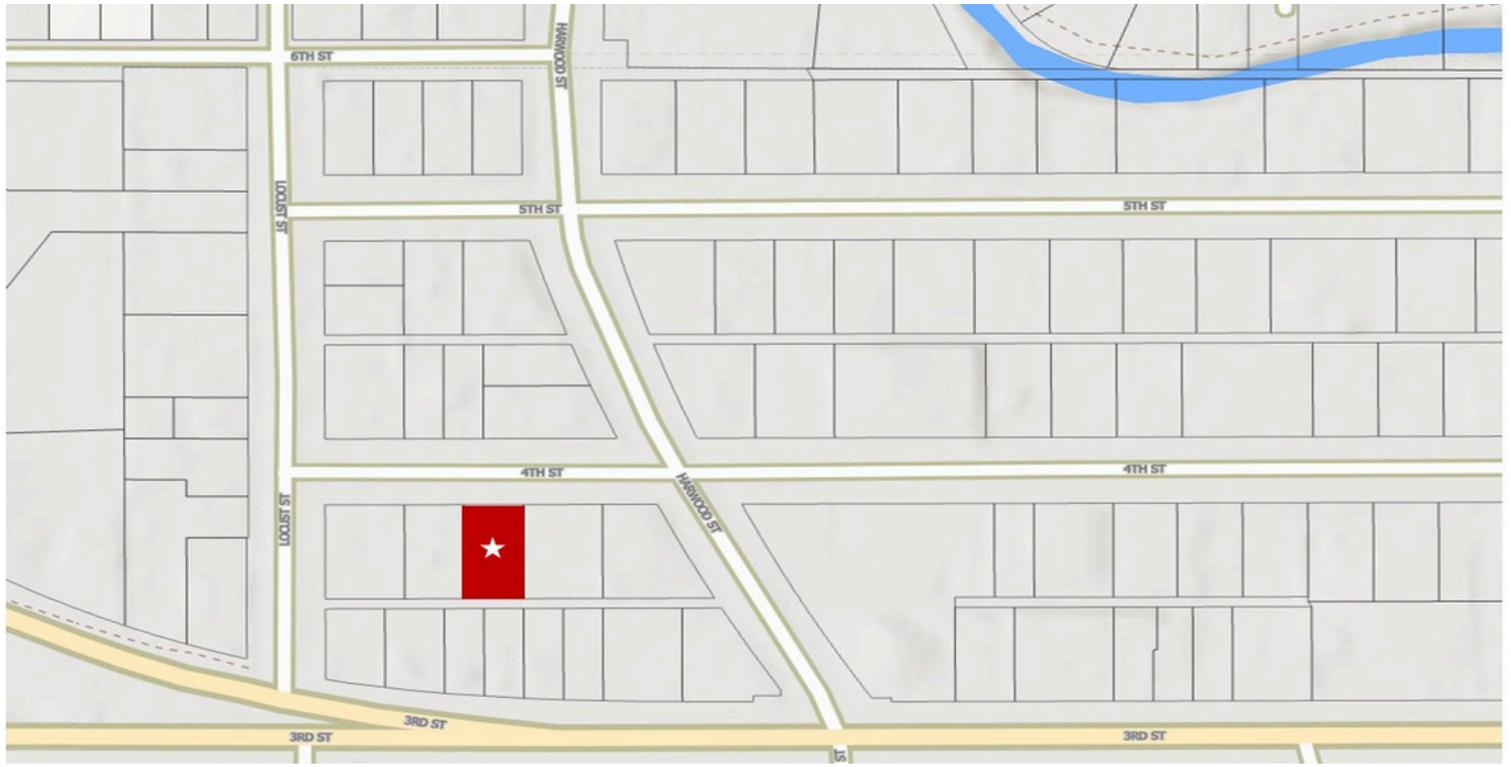
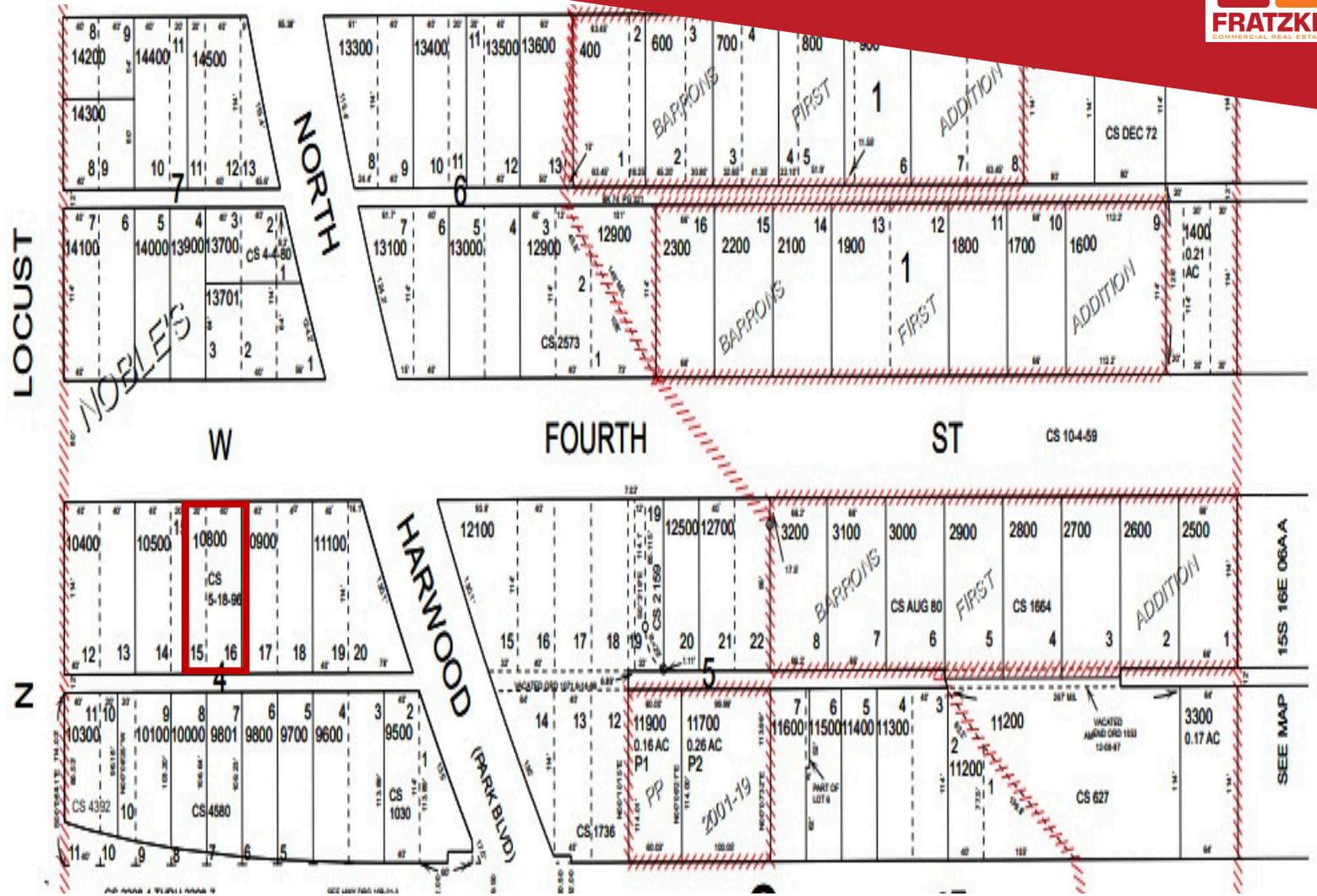
FLOOR PLAN

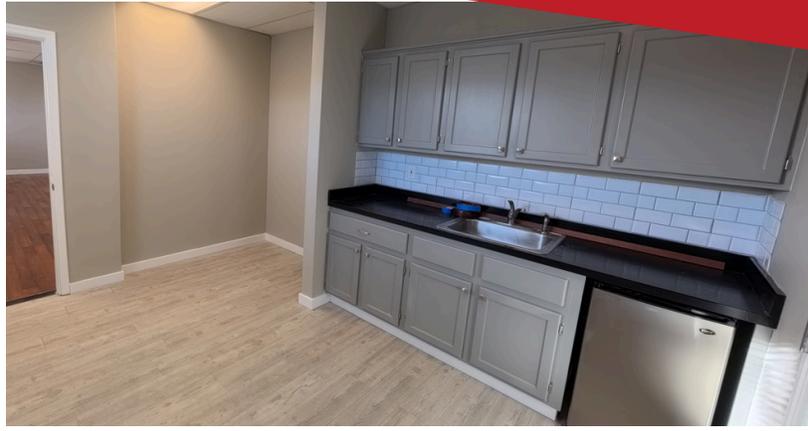


Scale in feet
 0 5
 1/8" = 1.0 ft. (on 8.5x11 paper)

OFFICE COPY
 2093.1 SQFT.
 750 NW FOURTH ST.

Note: BOMA standards. Area measured to OS wall edge for external walls and wall center for internal walls. Lazer measured 9-11-12, floor plan drawn by Greg R. Card on 9-12-12







**BRIAN
FRATZKE**

CCIM, PRINCIPAL

541.480.2526 [C]

BRIAN@FRATCOMMERCIAL.COM



**SCOTT
HARMAN**

BROKER

503.307.0812 [C]

SCOTT@FRATCOMMERCIAL.COM

