

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

**518 SW 3RD STREET
CORVALLIS, OREGON 97333**

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



PROPERTY INFORMATION

| | |
|--------------------|------------|
| Price: | \$ 652,500 |
| CAP Rate [Actual]: | 6.07% |
| Price/SF: | \$213 |
| Year Built: | 1915 |
| Acreage: | 0.12 AC |
| Building Size: | 3,060 SF |
| GIM: | 10.70 |

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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