

**FOR SALE**

**Single-Tenant Investment Opportunity**

450 NW Greenwood Ave., Redmond, OR 97756

**~~\$1,925,000~~ | 7.0% CAP RATE**

**PRICE REDUCED TO  
\$1,875,000**



**6,833 SF HIGHLY IMPROVED PHYSICAL THERAPY CLINIC WITH INDOOR POOL**



**Jay Lyons, SIOR, CCIM | Graham Dent, SIOR**

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**FOR SALE**

**\$1,875,000**

## Single-Tenant Investment Opportunity

### PROPERTY DETAILS

<b>Sale Price:</b>	<del>-\$1,925,000</del> <b>\$1,875,000</b>
<b>Cap Rate</b>	7.0%
<b>Bldg. Size:</b>	6,833 SF 1st Floor – 5,793 SF 2nd Floor – 1,040 SF
<b>Price/SF:</b>	\$274.40
<b>NOI:</b>	\$131, 451 (2025 Forecast)
<b>Lot Size:</b>	0.50 Acre
<b>Year Built:</b>	2006
<b>Zoning:</b>	Central Business District (C2)
<b>Parking:</b>	26 stalls including two ADA spaces

### HIGHLIGHTS

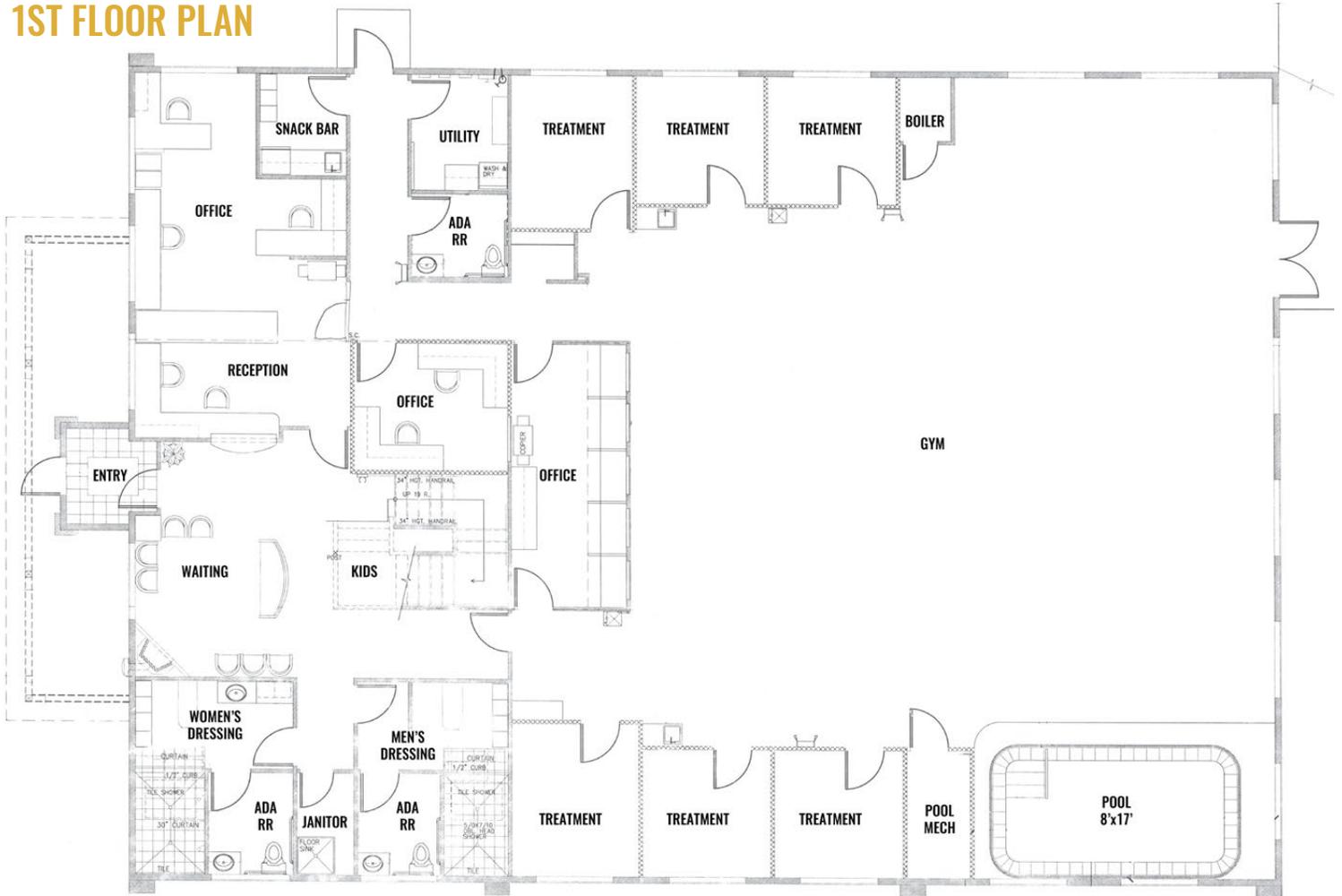
- Single-tenant health care building in Redmond, OR
- Stable investment opportunity with desirable 7.0% cap rate
- Highly improved physical therapy clinic with indoor pool
- Central location with excellent visibility and traffic counts of 7,482 (AADT 2022) along NW 5th Street
- Close proximity to Redmond's medical district
- Leased to Proactive Physical Therapy who has three years remaining on the lease term



## 2ND FLOOR PLAN



## 1ST FLOOR PLAN



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Brokers are licensed in the state of Oregon. This information has been furnished from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Compass Commercial Real Estate Services. All measurements are approximate.



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