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FRATZKE
COMMERCIAL REAL ESTATE
With You Every Square Foot of the Way.

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LONE PINE MILITARY MUSEUM
8484 & 8517 NW Lone Pine | Terrebonne OR



Three buildings reside on this well-maintained property. Two rental homes, both constructed in 2002 and a former school built in 1950, currently known as the Lone Pine Military Museum. Property is currently zoned EFU2 within Crook County and has a county approved Conditional Use which allows for current uses.

Call listing broker for additional information and showing instructions.

**Offered at:
\$1,600,000**

- Zoned EFU2 - County approved Conditional Use
- 3 buildings
- 2.75 acres

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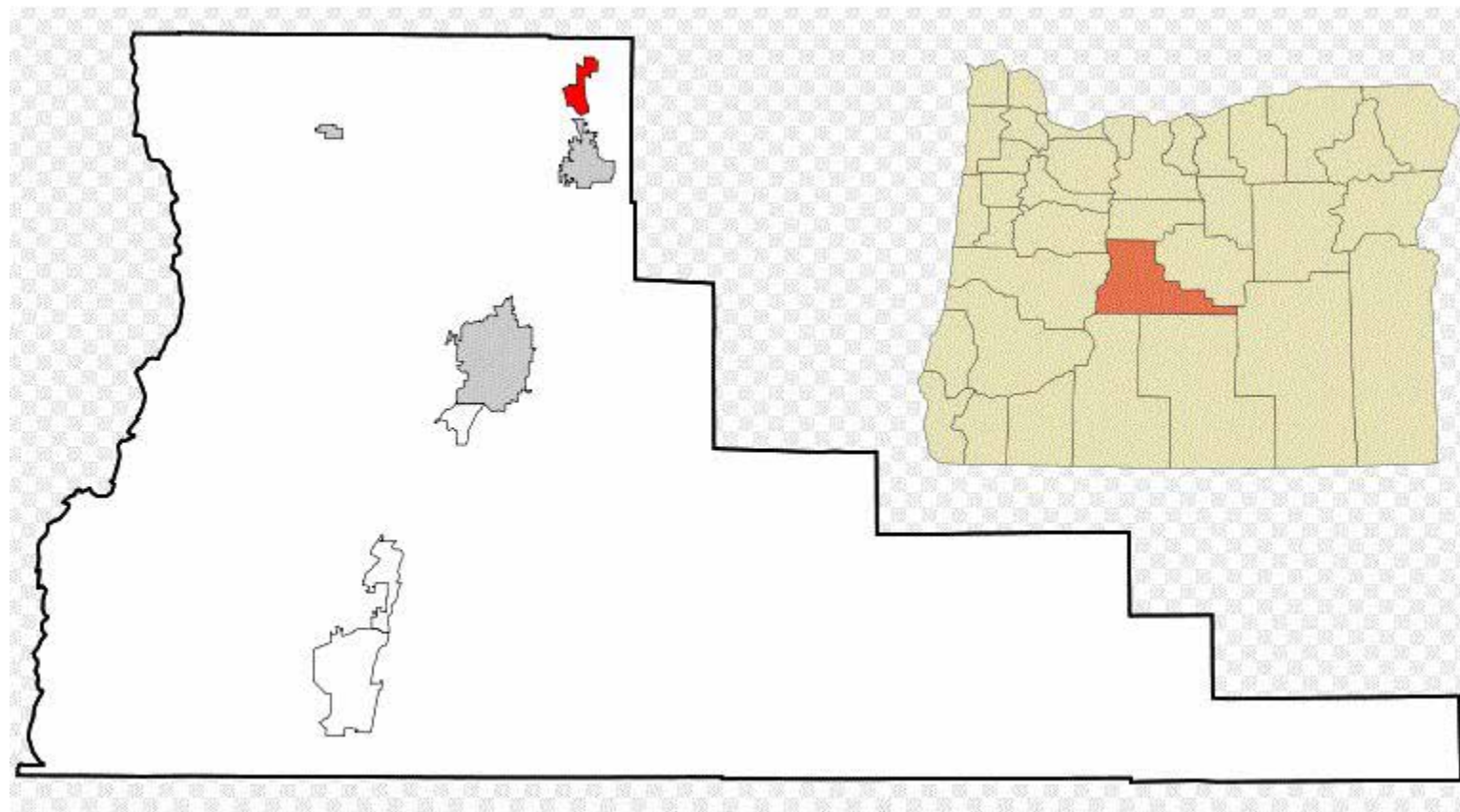
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Area Information

Terrebonne, Oregon is an unincorporated community and census designated place (CDP) in Deschutes County, Oregon, United States. It is part of the Bend, Oregon Metropolitan Statistical Area. The population was 1,257 at the 2010 census.

Terrebonne is located in northeastern Deschutes County along U.S. Route 97. It is 6 miles (10 km) north of Redmond, 24 miles (39 km) north of Bend, the county seat, and 20 miles (32 km) south of Madras. According to the United States Census Bureau, the CDP has a total area of 1.0 square mile (2.6 km²), all land,[4] a reduction from 4.5 square miles (12 km²) at the 2000 census.

- Elevation 2,871 ft (875 m)
- Population (2010) Total 1,257
- Density 1,239/sq mi



Property Information

Three buildings reside on this well-maintained property. Two rental homes, both constructed in 2002 and a former school built in 1950, currently known as the Lone Pine Military Museum.

Property is currently zoned EFU2 within Crook County and has a county approved Conditional Use which allows for current uses.

Subject to Crook County Site Plan Review other potential uses may be: canine training facility, canine boarding kennels, winery, landscape contracting business, equine and affiliated therapeutic activities, and guest ranch.

Property does have permitted wastewater system designed to handle flows from the museum and homes.

Property Valuation

	SF	Cap Rate	Gross Income PM	Annual Income	(Vac./Crd Loss)	NOI	Value
Large House:	2,108	8%	\$2,500.00 (\$1.19 PSF)	\$30,000.00	5% (\$1,500)	\$28,500.00	\$356,250.00
Small House:	875	8%	\$1,050.00 (\$1.19 PSF)	\$12,600.00	5% (\$630)	\$11,970.00	\$149,625.00
Museum:	7,200	7.50%	\$7,200.00 (\$1.00 PSF)	\$86,400.00	5% (\$4,320)	\$82,080.00	\$1,094,400.00
							\$1,600,275.00

