

FOR SALE

320 N MAIN STREET
PRINEVILLE, OR 97754



LIST PRICE	BUILDING SIZE	PRICE / SF	UNITS
\$1,275,000	13,200 SF	\$96 / SF	6

Investment Highlights

This is an exciting opportunity to own a mixed-use commercial asset in historic downtown Prineville. The property is located on Main Street in a high traffic area with strong occupancy rates. The property also sits adjacent to one of the only public parking lots in downtown Prineville.

This property offers strong cash flow potential with an 8.79% pro forma cap rate. All leases are NNN. 320 N Main St presents an excellent opportunity to acquire immediate cash flow with longer-term growth potential.

Originally built in 1938, 320 N Main St has been renovated over the last three years. Improvements include a full cosmetic remodel of the second story in 2022, individual office room build outs in 2023, and a brand new TPO roof in 2024.

Listing Broker has an ownership interest in the property.

PROPERTY TYPE	Mixed-Use (Retail/Office)
ZONING	C-1 Commercial (Central)
CAP RATE	4.83% Actual / 8.79% Pro Forma
OCCUPANCY	100% leased; NNN Leases
YEAR BUILT	1938; rehabbed in 2022-2024
PARKING	Adjacent to City parking lot, Additional street parking



ERIC BERLIN, PRINCIPAL BROKER
LICENSE #: 201249436
541.480.7307
E.BERLIN@HOTMAIL.COM

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BUILDING HIGHLIGHTS



Premier Location

Highly desired downtown location in the heart of shopping and dining



Modern Amenities

High speed internet, security system, on-site trash collection for businesses



Adaptable Layout

Re-configure or create new suites with adaptable floorplan



Ample Parking

23 on-site parking spaces and additional street parking

UPGRADES AND IMPROVEMENTS

COMPLETED 2022 - 2024

- **New TPO roof**
- **Full remodel of the 2nd story including:** LVP, carpet tile, paint, baseboards, and modern light fixtures
- **Bathrooms:** new toilets, sinks, and fixtures
- **Safety:** Installed fire extinguishers, emergency exit signs, and smoke detectors
- **Security system** with 2 cameras

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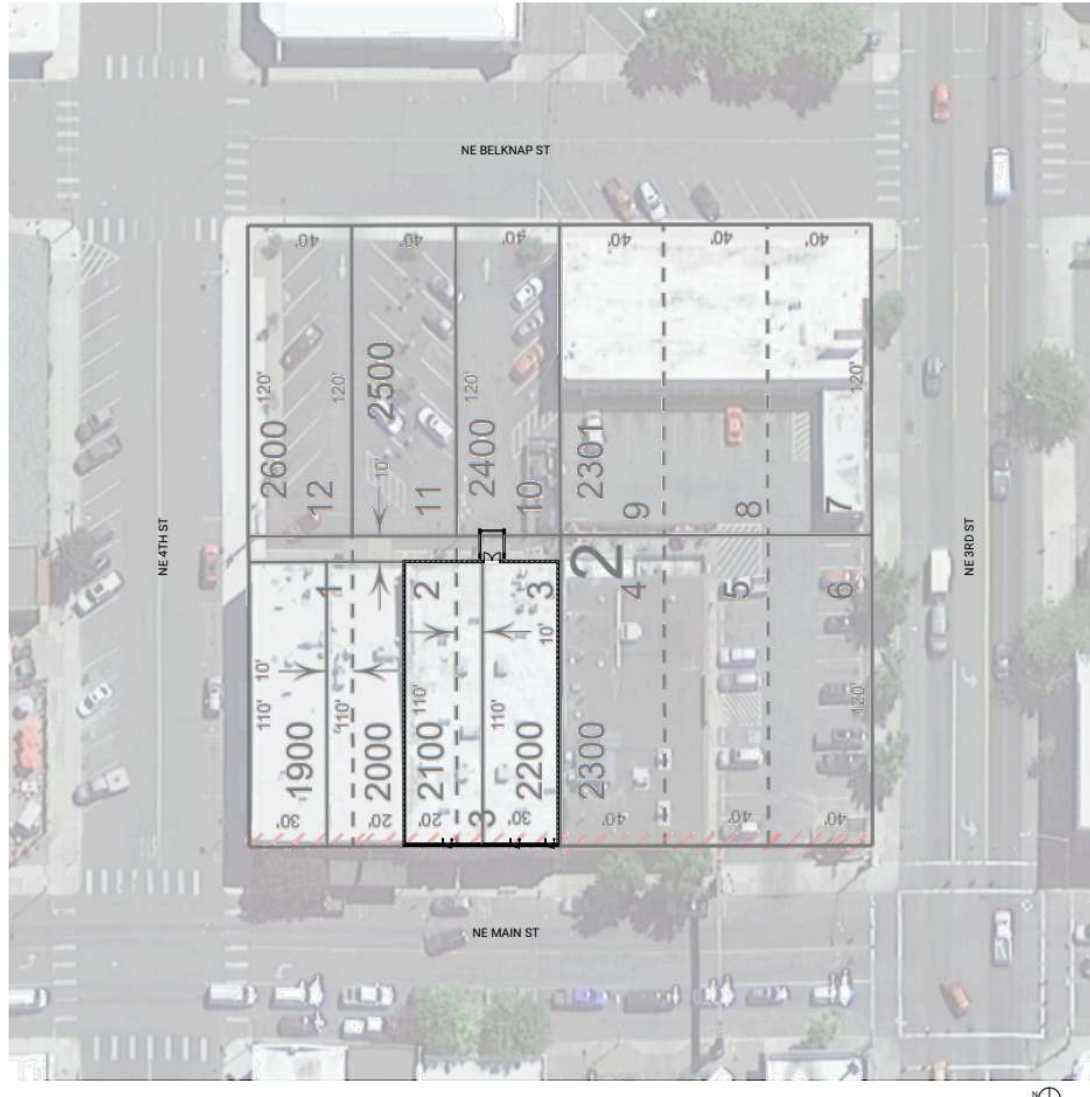


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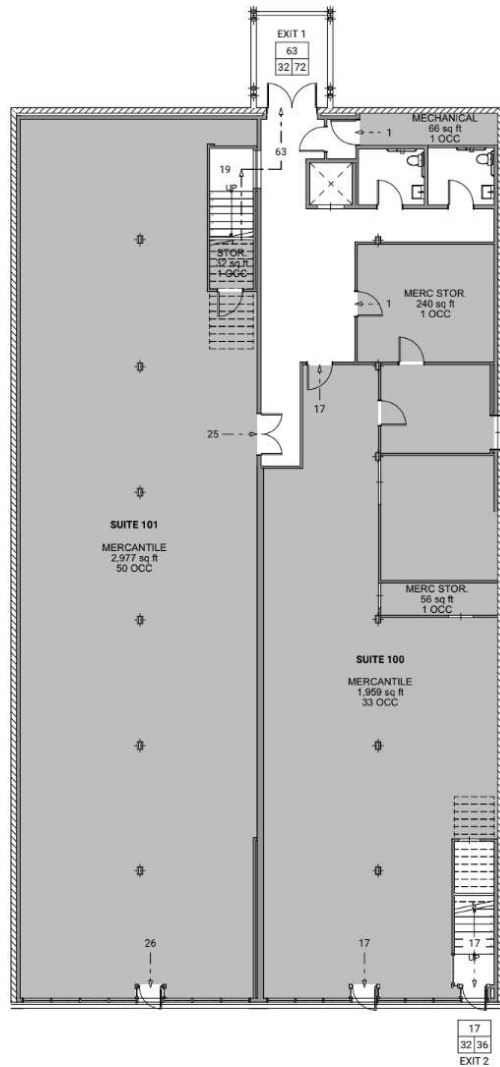
LOCATION



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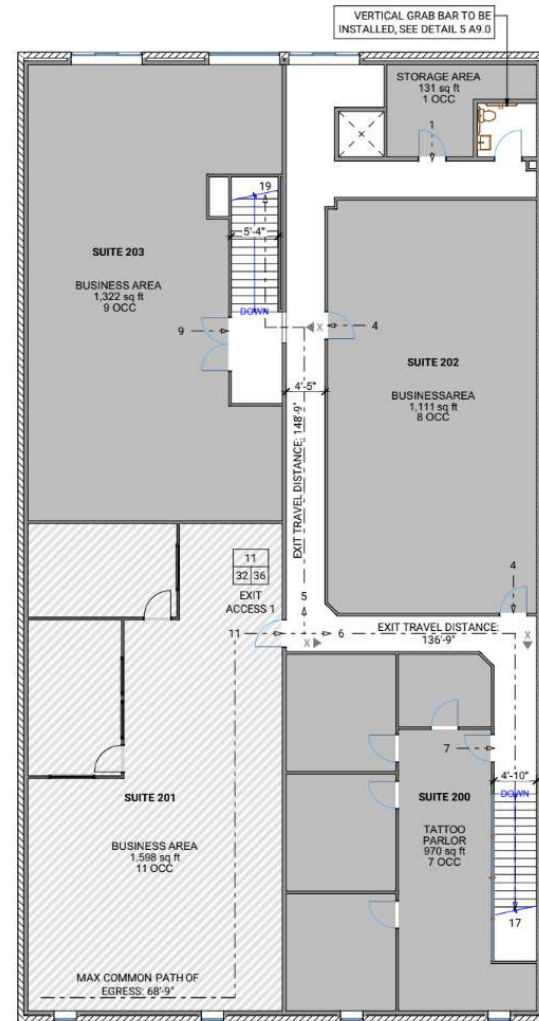
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FLOOR PLAN



1ST FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"



2ND FLOOR CODE PLAN

SCALE: 1/8" = 1'-0"

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LEGAL DISCLAIMER

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CONSULT YOUR ATTORNEY, ACCOUNTANT, OR OTHER PROFESSIONAL ADVISOR.



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