



Owner User Retail/Office Property

Well located investment or owner user retail/office property situated along main arterial State Route 20 in growing Oak Harbor. This highly visible property presents tasteful landscaping, excellent signage points and has no deferred maintenance.

Summary Points

- Building SF: 3,663 sf
- Rentable SF: 3,500 sf
- Price: \$875,000
- Year Built: 1979
- Jurisdiction: Oak Harbor
- Parcel No.: 805256
- Building Size: 3,663 sf
- Land Size: 16,117 sf
- Onsite Parking: 20+
- Signage: Large Pylon/Building
- Updated Roof & HVAC Units



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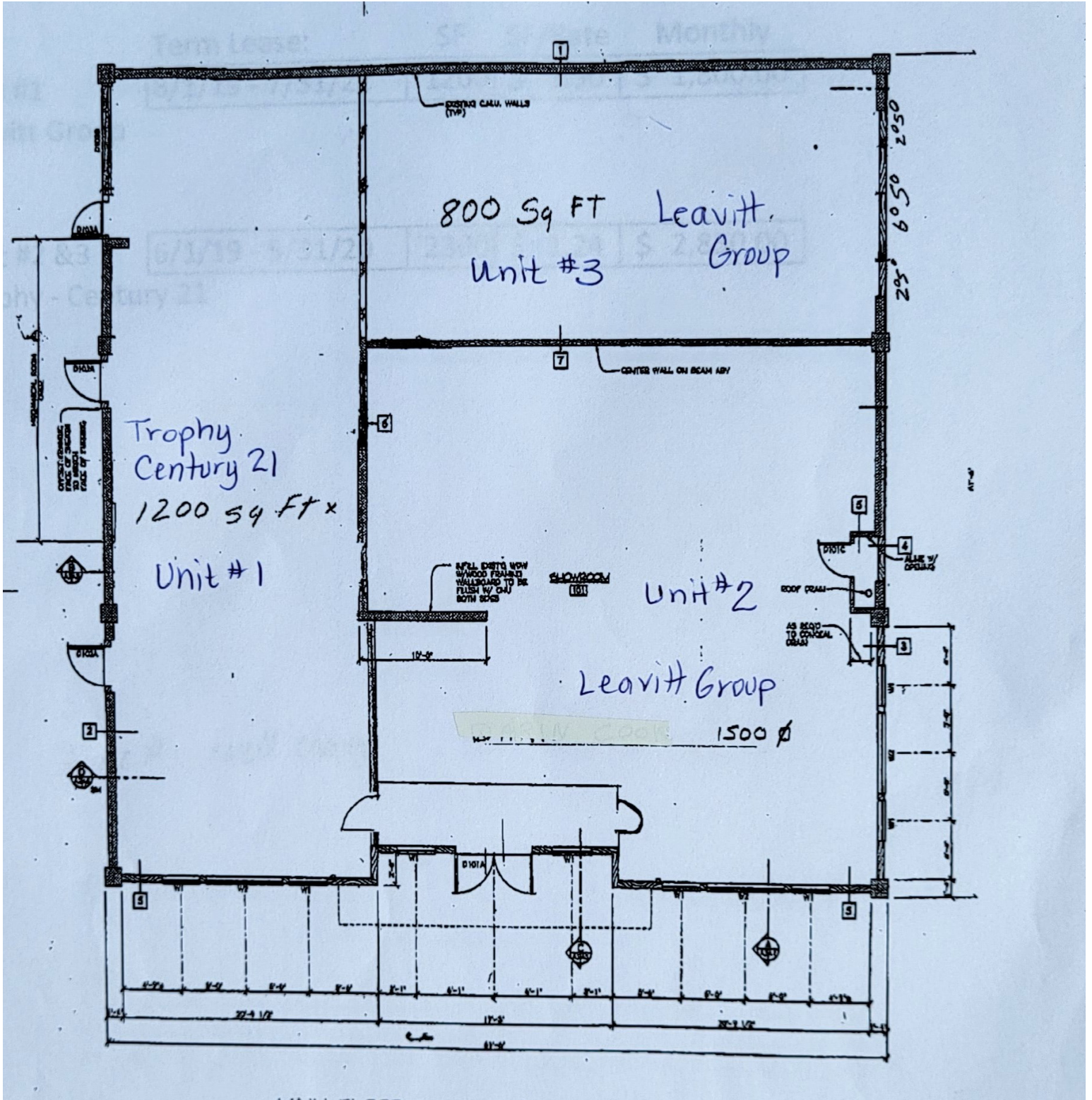
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Site Plan



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Current Rent

SUITE	SIZE/SF	RENT/FT	RENT/MO	RENT/YR
1	1,500 SF	\$18.00	\$2,250	\$27,000
2	1,200 SF	\$18.85	\$1,885	\$22,620
3	800 SF	\$10.80	\$720	\$8,649
Total	3,500 SF		\$4,855	\$58,269



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