

FOR SALE

574-558 N Main St | Prineville, OR

PRICE REDUCED



OFFERING SUMMARY

OFFERING PRICE	\$890,000
BUILDING SF	12,264 SF
LAND SF	30,492 SF
YEAR BUILT	1975
ZONING	C2, General Commercial
TRAFFIC COUNT	9,972 ADT

OFFICE/RETAIL WITH STORAGE/WAREHOUSE

Formerly home to the Central Oregonian office, production, and warehouse operations, this property offers an opportunity for owner/user, investor, or redevelopment in Prineville. Spanning two tax lots, it provides versatile mix of office, production, warehouse, and storage with flexible zoning supporting a wide range of commercial uses.

The main building includes approximately 7,800 SF of office and production space on 0.37 AC with Main Street frontage and visibility. The adjacent parcel includes a 4,644 SF warehouse, storage building, and alley access, providing functionality for operational or redevelopment scenarios.

With C2 zoning, the property allows general retail, light assembly, light manufacturing, childcare, professional services, and residential units above commercial space. The configuration, location, and zoning flexibility make it ideal opportunity for an owner/user seeking a campus-style setup, live/work conversion, or phased redevelopment with future upside.



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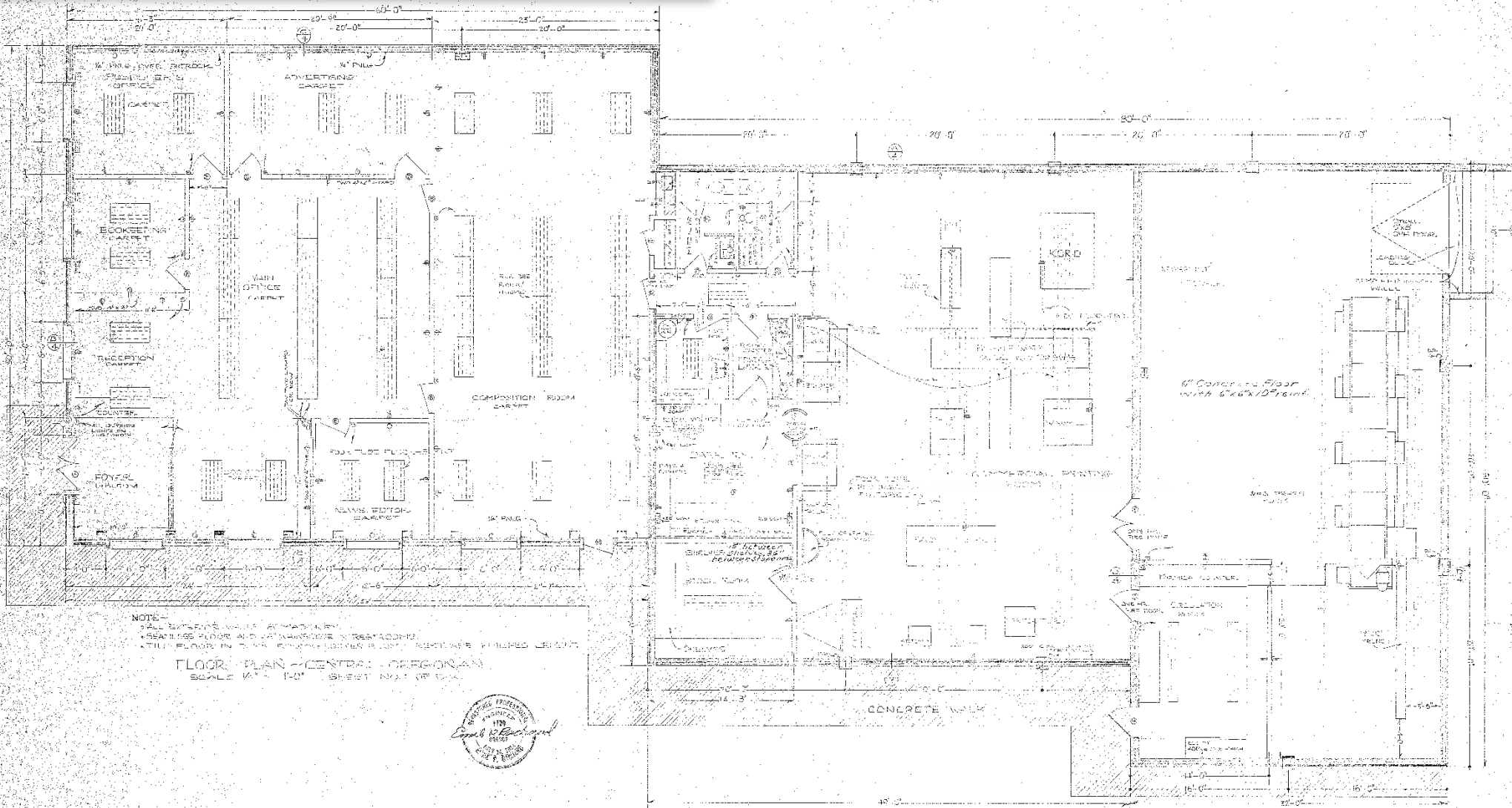
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Prineville, Oregon

Prineville, Oregon is the county seat of Crook County, located at the junction of Hwy 26 from the Portland Metro Area by way of Mt Hood and Hwy 126 which runs east/west from Sisters to Prineville. More than 12,000 cars pass through per day on average.

Prineville is home to two Fortune 50 data centers, Meta and Apple, with the Meta campus being its flagship data center and largest in its fleet. These large industrial developments inspired the engineering of the award-winning Crooked River Wetlands project and Aquifer Storage and Recovery project to support sustainable water and wastewater needs locally. Prineville is one of the few cities in Oregon with 80+ acre sites available at some of the most competitive land and utility prices in the West, along with long-term incentives that help make large scale projects a reality.

The Crook County School District's graduate rate leads the region. Crook County High School continues to expand its Career Technical Education (CTE) programs in health sciences, culinary arts, manufacturing/engineering, natural resources and more. Central Oregon Community College and Oregon State University Extension share an open-campus in Prineville, offering both credit and non-credit courses. Baker Technical Institute's first satellite campus in Prineville is a leading provider of CTE programs focused on developing the next generation of skilled workers, technology innovators, entrepreneurs, and community leaders in rural areas.

Source: <https://edcoinfo.com/communities/preinville/>

Tax Lots

141632CC09300 .33 AC (14,375 SF)

141632CC09201 .37 AC (16,117 SF)



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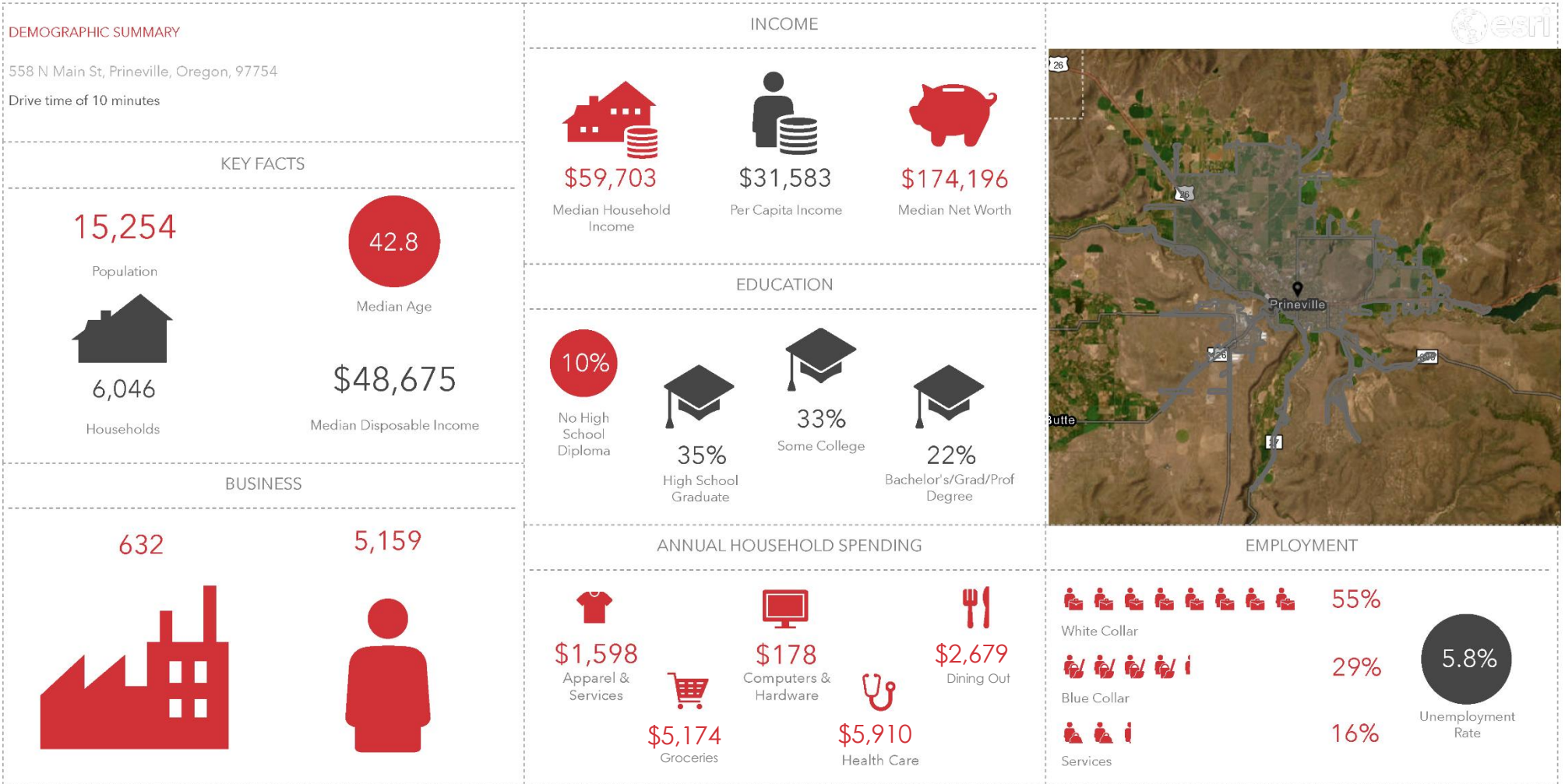
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This infographic contains data provided by Esri. The vintage of the data is 2022, 2027.

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Walt Ramage | Partner, Principal Broker

Broker specializing in investment sales and development (horizontal and vertical).

COAR Commercial Real Estate Transaction of the Year Award Recipient 2014, 2019, 2020, 2023, 2024

Walt excels in performing portfolio analysis, assessing investment opportunities, evaluating ground-up development and negotiating sales and leases. His capacity to understand goals and risk tolerance has created long-term trusted partnerships with his clients.

Walt's sales, development, and marketing experience enable him to close complex multi-million dollar transactions by differentiating his client's assets from other commercial real estate opportunities.

"My background as a developer and as a state licensed assistant appraiser sets me apart. I've purchased bare dirt and gone vertical. I've been in the trenches. I've been the one personally guaranteed on a note. I've experienced development pressures first-hand and understand how to perform and build a project under budget, on time or ahead of schedule. The experience gives me a unique perspective because of all the intricacies that come with constructing something while keeping in mind the leaseability of the product to achieve the overall return for my clients and their partners. -Walt Ramage



Jenn Limoges, CCIM | Partner, Principal Broker

Broker specializing in investment sales and leasing.

OR/SW Washington CCIM Transaction of the Year Award Recipient 2023

Jenn's in-depth experience developing P&Ls, relocating businesses, negotiating leases, evaluating ROI, inspecting facilities and creating marketing plans sets her apart as an expert in her field. Using a combination of experience, keen intuition and hard numbers, Jenn analyzes projects through the eyes of both the end-user and investor. A natural born matchmaker, Jenn has an innate ability to align investors with properties—including off-market opportunities—that best complement their short and long term financial goals.

"For both parties I focus on prioritizing their top 3 objectives and then like layering a cake, I add in market intel and data and we go from there to execute on those priorities." –Jenn Limoges. Jenn demonstrates an artful capacity for working the deal and finding the key components needed to get it across the finish line.

"I have done a number of transactions and it is always refreshing to transact with a counterparty that is so easy to work with. Your side was quick to respond, fair to negotiate with, and very reasonable as items came up. That was one of the smoothest closings in my career and Jenn's diligence and {Seller's} integrity were a big reason why. Just wanted to let you know that our side really enjoyed working with you both." – Davis Vaughn, MF acquisitions



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