

**FOR SALE**

**\$1,925,000 | 6.47% CAP RATE**

**Single-Tenant Investment Opportunity**

**450 NW Greenwood Ave., Redmond, OR 97756**



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



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

600 SW Columbia St., Ste. 6100 | Bend, OR 97702

**541.383.2444** | [www.CompassCommercial.com](http://www.CompassCommercial.com)

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**FOR SALE**

**\$1,925,000**

## Single-Tenant Investment Opportunity

### PROPERTY DETAILS

<b>Sale Price:</b>	\$1,925,000
<b>Cap Rate</b>	6.47%
<b>Bldg. Size:</b>	6,833 SF 1st Floor – 5,793 SF 2nd Floor – 1,040 SF
<b>Price/SF:</b>	\$281.72
<b>NOI:</b>	\$124,557
<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

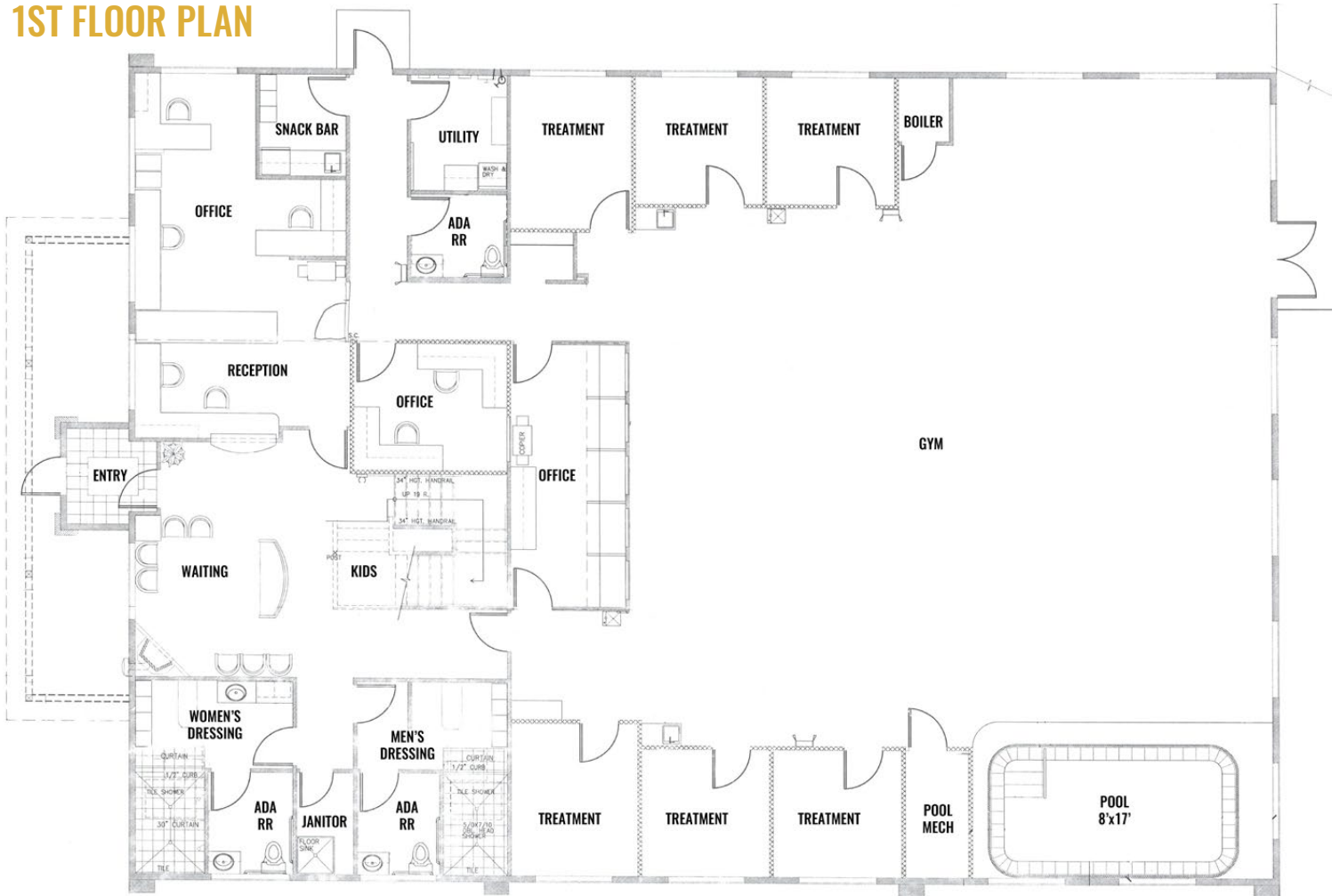
- Single-tenant health care building in Redmond, OR
- Stable investment opportunity with desirable 6.47% cap rate
- Highly improved physical therapy clinic with indoor pool
- Central location with excellent visibility and traffic counts of 7,482 (AADT 2022) along NW 5th Street
- Close proximity to Redmond's 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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**Jay Lyons, SIOR, CCIM**  
Partner, Principal Broker  
Cell 541.410.6519  
jlyons@compasscommercial.com



**Graham Dent, SIOR**  
Partner, Broker  
Cell 541.639.6515  
gdent@compasscommercial.com

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