

Courtyard On 6th

264 W. 6th Ave
Junction City, OR 97448



Motivated Seller



Price \$450,000

Excellent investment opportunity!

Perfect Downtown Location. Over 5,000 sqft of Commercial Space in the heart of Junction City & the Scandinavian Festival. Newer Roof, Furnace, Siding & Paint. Two Story with Open Floor plan. Currently used as retail. Buy it as Owner operator or keep the 15 year old Tenant. They would like to sign a long-term lease paying \$2,500/triple Net.

- 5,310 Sqft
- Downtown Junction City
- C2 Zoning



Corey L. Walker
Principal Broker, Owner
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1694 W. Sixth Avenue
Junction City, OR 97448

Walker Family
Development Inc, &
Real Estate
Services

Income	
Gross Rents	\$30,000
Expenses	
Property Taxes	Tenant Pays
Insurance	
Maintenance	
Utilities	
Net Operating Income	\$30,000
Cap Rate	6.67

Information is secured from sources deemed reliable. It is however, subject to changes, errors, and omissions. Walker Family Development, Inc. makes no warranties or representations to its accuracy. Interested parties are advised to verify all information and seek reliable counsel pursuant to the acquisition of this property. Price, terms and availability are subject to change without notice.