

FOR SALE

450 NW Greenwood Ave., Redmond, OR 97756



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COMPASS COMMERCIAL REAL ESTATE SERVICES

FOR SALE

Single-Tenant Investment Opportunity

450 NW Greenwood Ave., Redmond, OR 97756

\$1,925,000 | 6.68% CAP RATE



NW GREENWOOD AVE

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



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PROPERTY DETAILS

Sale Price: \$1,925,000
Cap Rate: 6.68%
Bldg. Size: 6,833 SF
1st Floor – 5,793 SF
2nd Floor – 1,040 SF
Price/SF: \$281.72
NOI: \$124,557
Lot Size: 0.50 Acre
Year Built: 2006
Zoning: Central Business District (C2)
Parking: 26 stalls including two ADA spaces

HIGHLIGHTS

- Single-tenant health care building in Redmond, OR
- Stable investment opportunity with desirable 6.68% 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

