

# STAND-ALONE OFFICE BUILDING

OWNER/USER & INVESTMENT OFFERING

750 NW 4th Street | PRINEVILLE, OREGON 97754

FOR SALE  
**OFFICE BUILDING**



EXCLUSIVELY LISTED BY:

**BRIAN FRATZKE, CCIM, PRINCIPAL BROKER**

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**FRATZKE**  
COMMERCIAL  
REAL ESTATE ADVISORS

Information from sources deemed reliable but is not warranted or guaranteed. Buyer to do their own due diligence. Info subject to change without further notice.



# OFFERING HIGHLIGHTS



## **LAND:**

**Total Acreage:**

0.21/Acres Total (9,147.6+/-SF)

**Tax Lot/Map:**

151606AB-10800-8761

## **PROPERTY:**

**Zoning:**

C-2 Commercial Zone; also known as the General Commercial Zone. Accommodates a range of commercial uses outside the downtown area. Professional office users, retail users, financial institu-

**Office Building:**

2,088+/- SF, single or two-tenant building with open reception area, two (2) restrooms updated, several private offices, two (2) kitchenettes, private entrance in rear, updated flooring and interior paint, 11 parking spaces front & rear, full HVAC and monument signage.

**Year Built:**

1997 with recent updating

## **Prime Prineville Office-Owner/User or Investment Opportunity!**

Upscale, nicely-maintained office building is ideally located just off Prineville's main east-west arterial. Perfect for a business wanting to occupy one-side and generate income lease income from the other, or for an investor seeking a quality, income-producing property once leased. Strong street presence and proximity to all local amenities

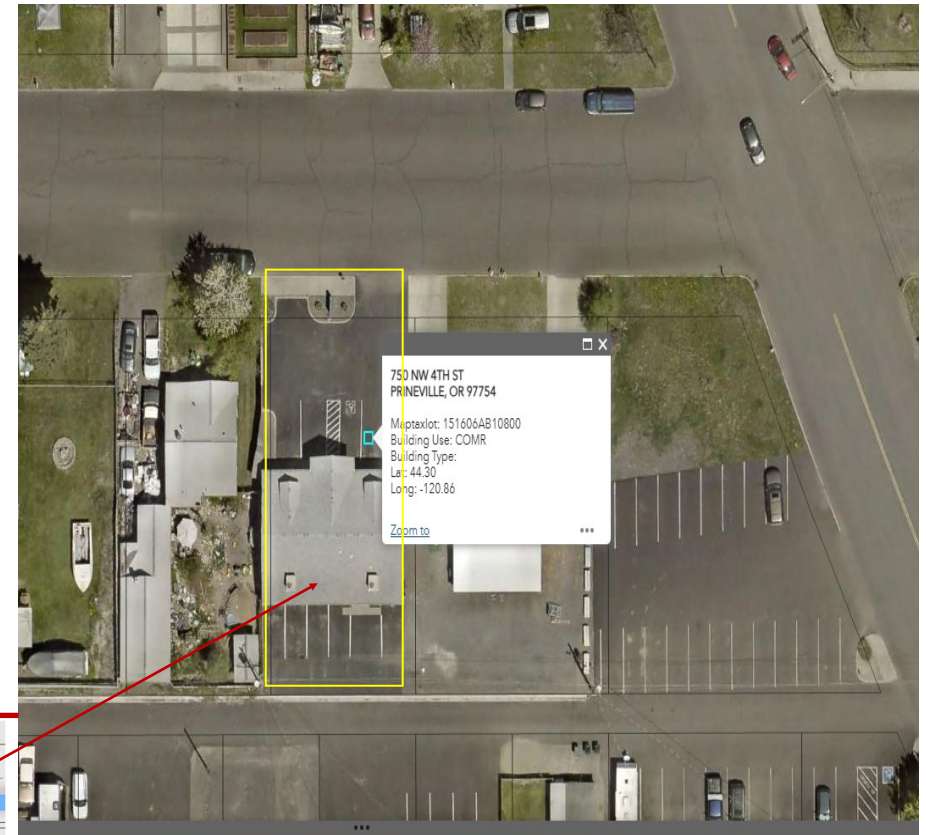
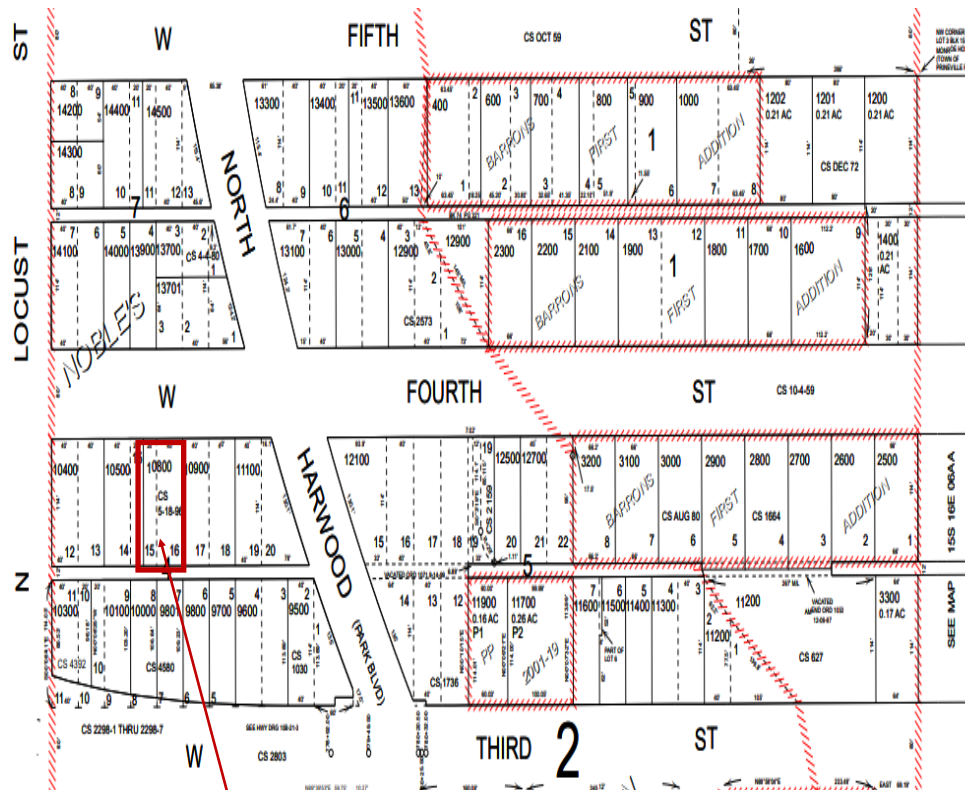


## **OFFERED FOR SALE:**

# **\$449,000**

**(\$215.03+/-SF)**

# TAX MAP



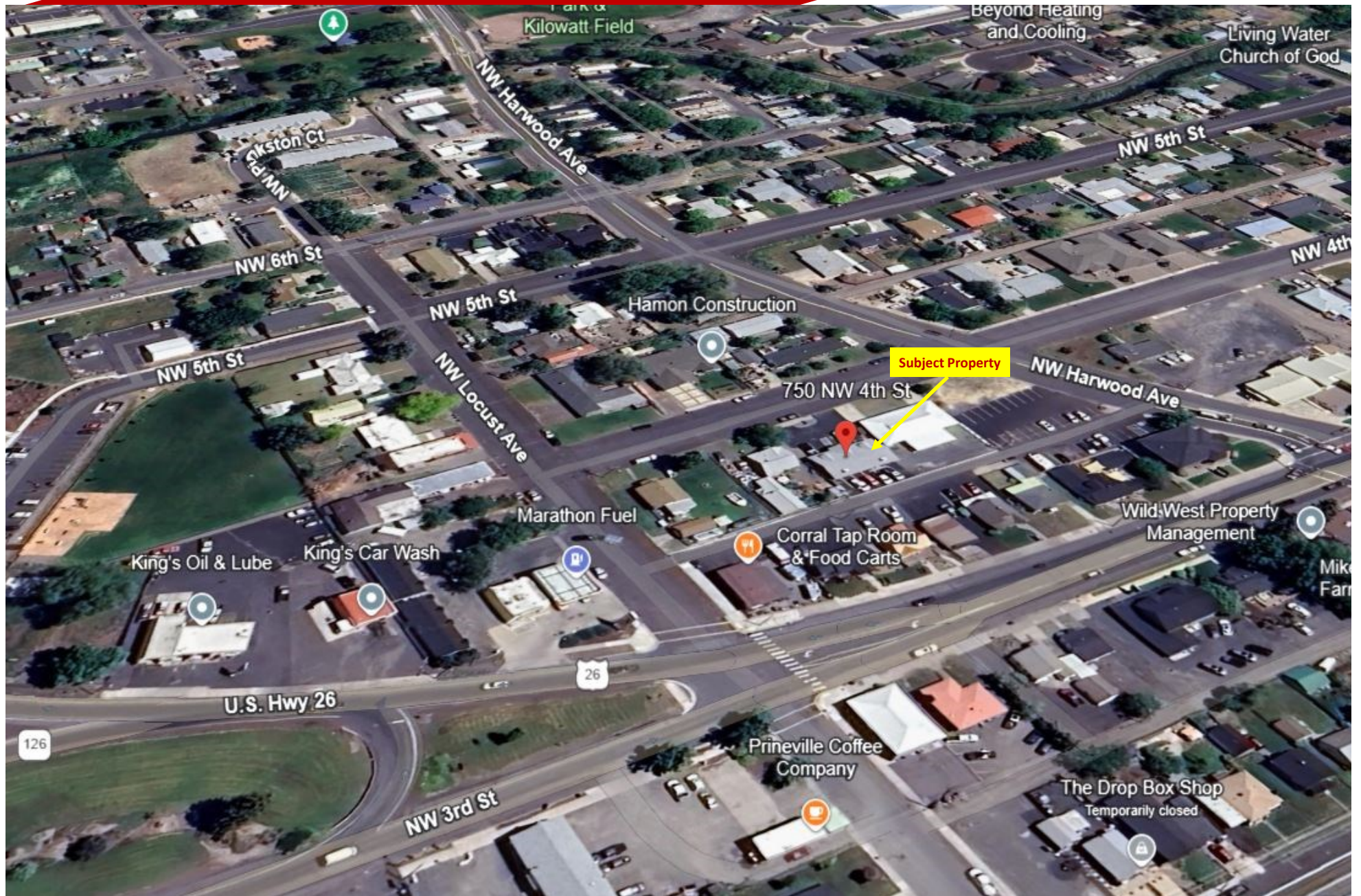
## Prime Central Location

Positioned in a highly desirable area, this property offers exceptional connectivity just west of the core downtown area.

With immediate access to all major arterials, it provides unparalleled convenience for employees, clients, and deliveries alike. An ideal location for businesses looking to establish themselves in a strategic, easy to find setting with easy reach to the city's core and surrounding areas. Did we mention great monument signage?



# AERIAL



**NW 4th Street, Prineville, OR 97754**



# PHOTOS





# PHOTOS





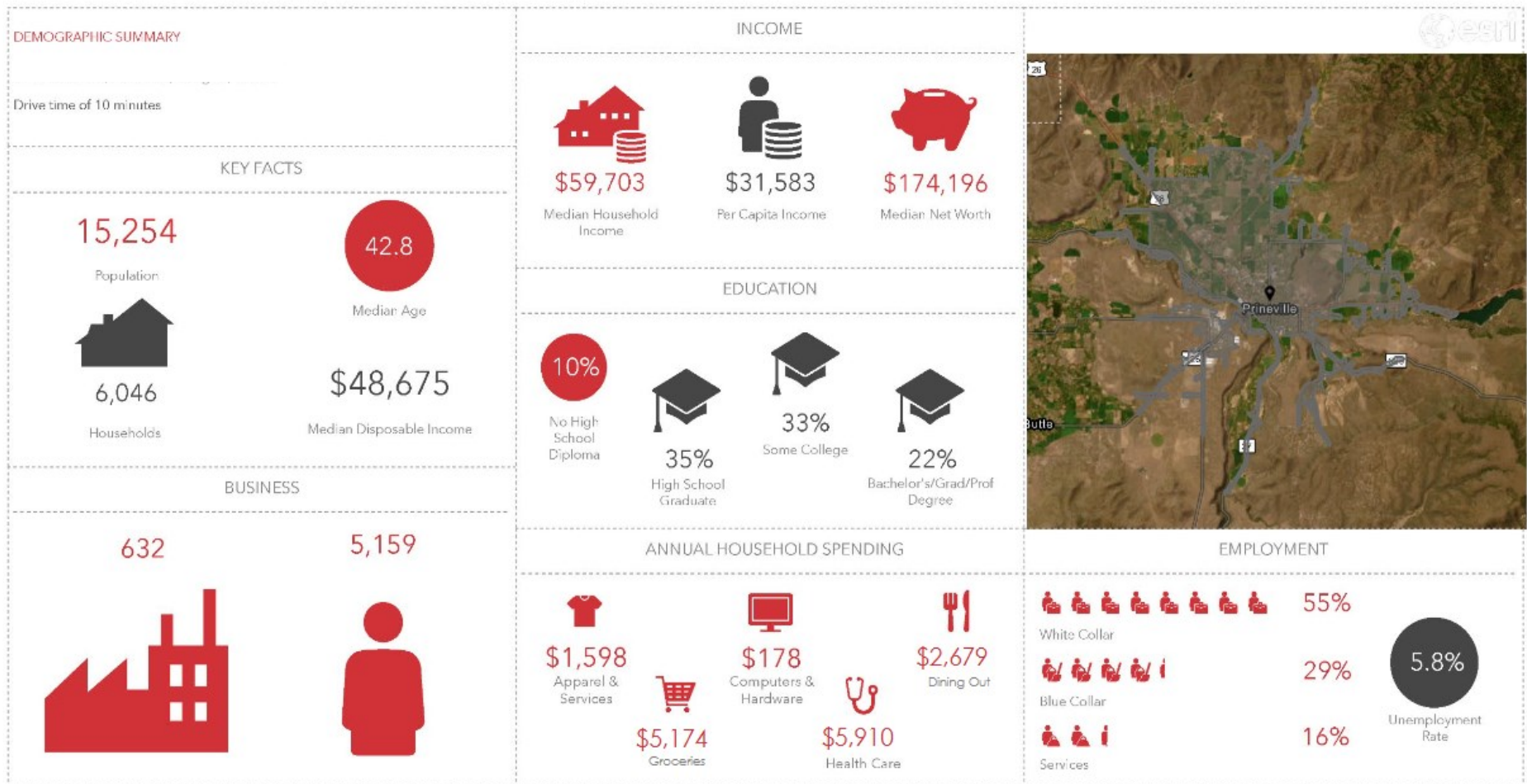
# MARKET OVERVIEW



The City of Prineville is home to two (2) Fortune 50 Companies; Meta and Apple. Located at the eastern edge of Central Oregon, Prineville is in the heart of the Crooked River Caldera and is the oldest city in Central Oregon. Offerings include: high-quality food crafted with care, craft beers, plenty of outdoor recreation as the gateway to the Painted Hills, and a hotbed for year-round fishing opportunities.

Prineville, Oregon is the county seat of Crook County, located at the juncture 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 per day pass through town on average. (ODOT 2024)

Crook County School District's graduate rate leads the region. Central Oregon Community College and Oregon State University extension share an open-campus in Prineville. Baker Technical Institutes first satellite campus in Prineville is a leading provider of CTE programs focused on the next generation of skilled workers, technology innovators, entrepreneurs, and community leaders in rural areas.





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Buyer to do their own due diligence as to its intended use, and conduct any and all inspection, studies including environmental and property surveys as it pertains to the condition of the property and work with City on redevelopment and allowed uses. Buyer to satisfy their own due diligence. Information is from sources deemed reliable but is not warranted or guaranteed. Subject to change without further notice.

**WITH YOU EVERY SQUARE FOOT OF THE WAY**



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