

COMMERCIAL INVESTMENT BUILDING

SALE



3731 Pacific Avenue | Forest Grove, OR 97116

PRICE

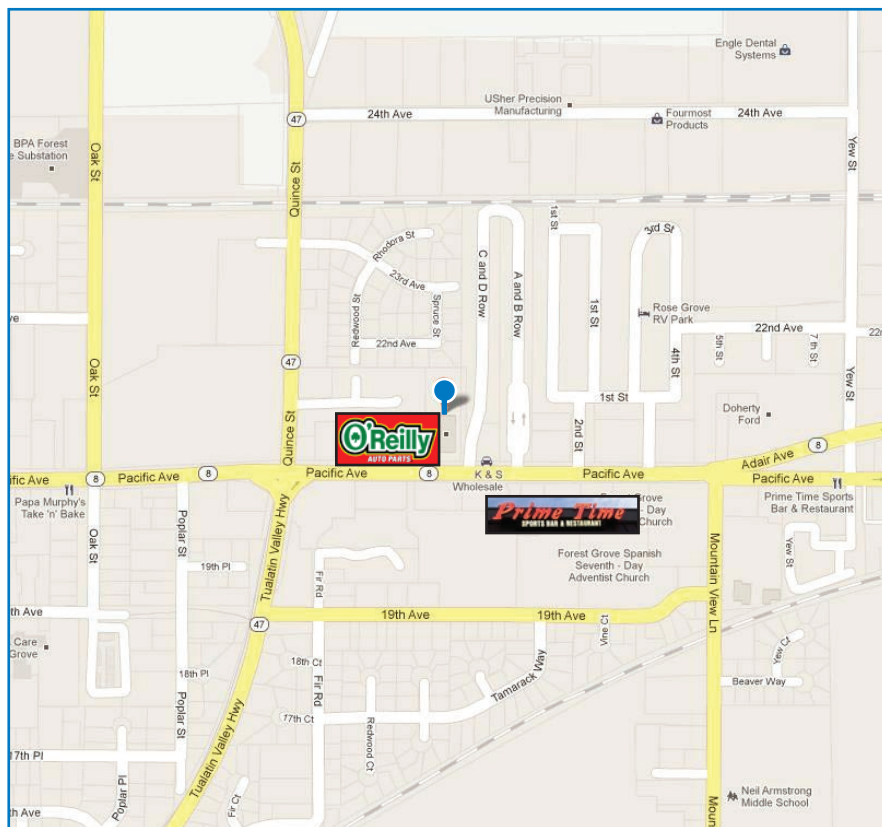
\$1,300,000 / 7.3% CAP 2012

PROPERTY SPECS (SF ±)

- 18,500 SF Building
- 2,500 SF Upstairs Office
- 7,500 SF Total Office Space
- 11,000 SF Open Space
- ± 1 Acre on TL700

FEATURES

- Non-Profit Tenant With Property Tax Abatement
- New O'Reilly Building Being Built Next Door
- New 9,000 SF Restaurant to Be Built
- 7 Grade-Level Roll-up Doors
- 3 Segregated Shop Spaces
- High Traffic Counts
- Pro-Business Environment
- Long Term Active Lease
- 2% Escalations
- Gross Revenue: \$94,776
- 2 - 5 Year Renewals



621 SW Morrison Street, Suite 800
Portland, OR 97205
503.223.3171 - Ph. | 503.228.2136 - Fx.
www.norris-stevens.com

For More Information or a Property Tour, Please Contact:

Tim Budelman

503.225.8472

timb@norris-stevens.com

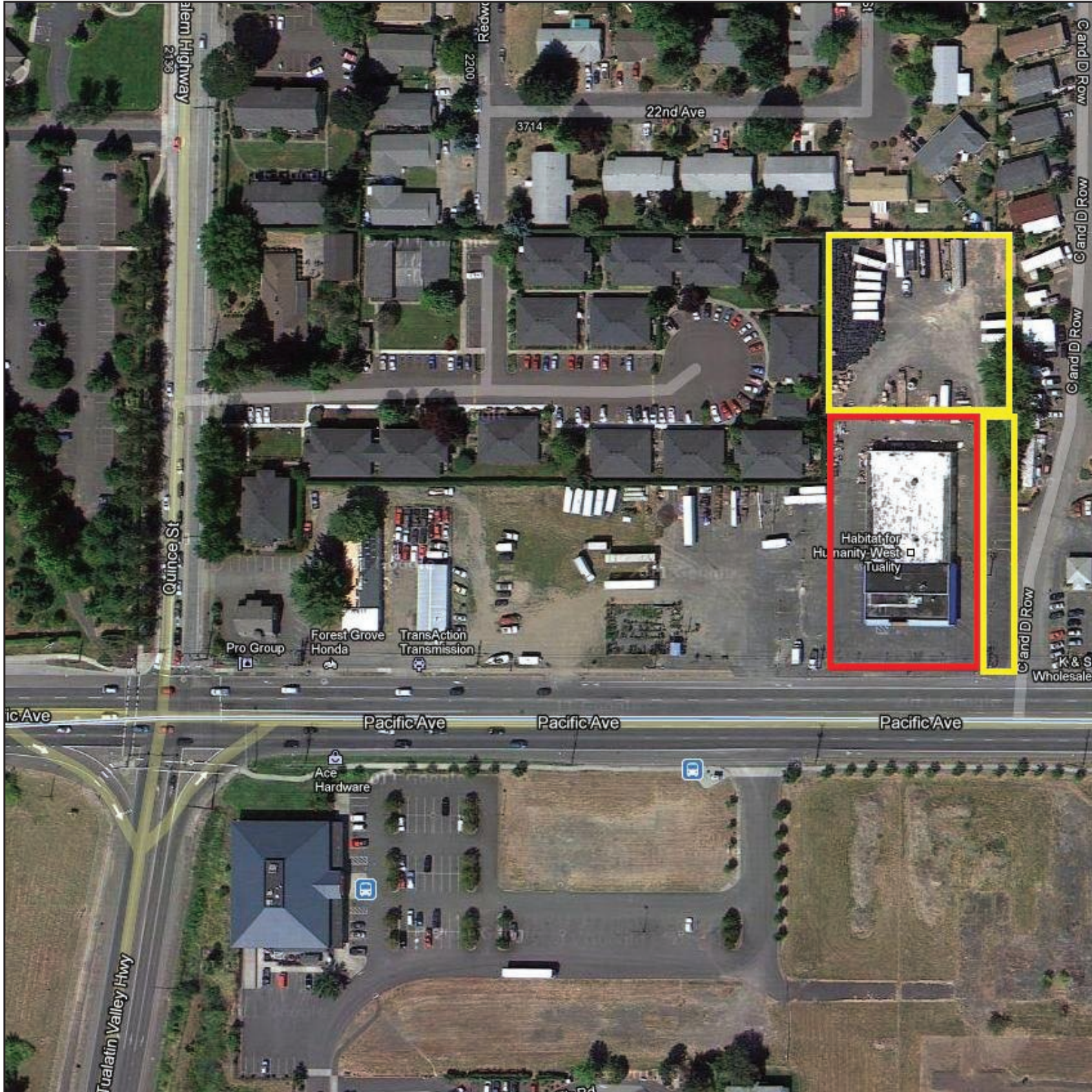
Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to his/her own satisfaction.



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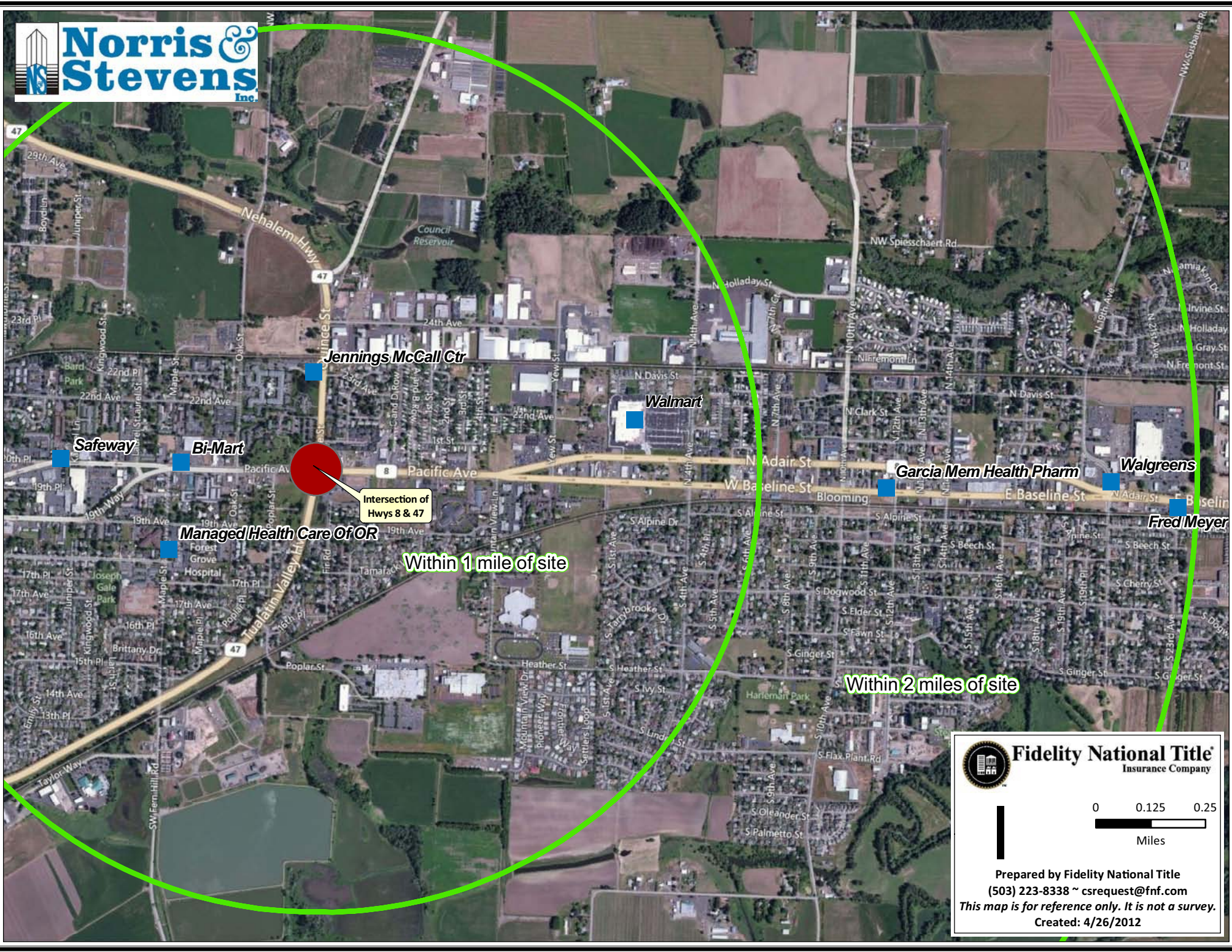
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TCN
WORLDWIDE



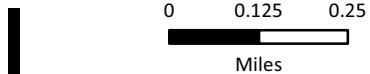
Intersection of Hwy 8 & 47

Within 1 mile of site

Within 2 miles of site



Fidelity National Title Insurance Company



Prepared by Fidelity National Title (503) 223-8338 ~ csrequest@fnf.com This map is for reference only. It is not a survey. Created: 4/26/2012