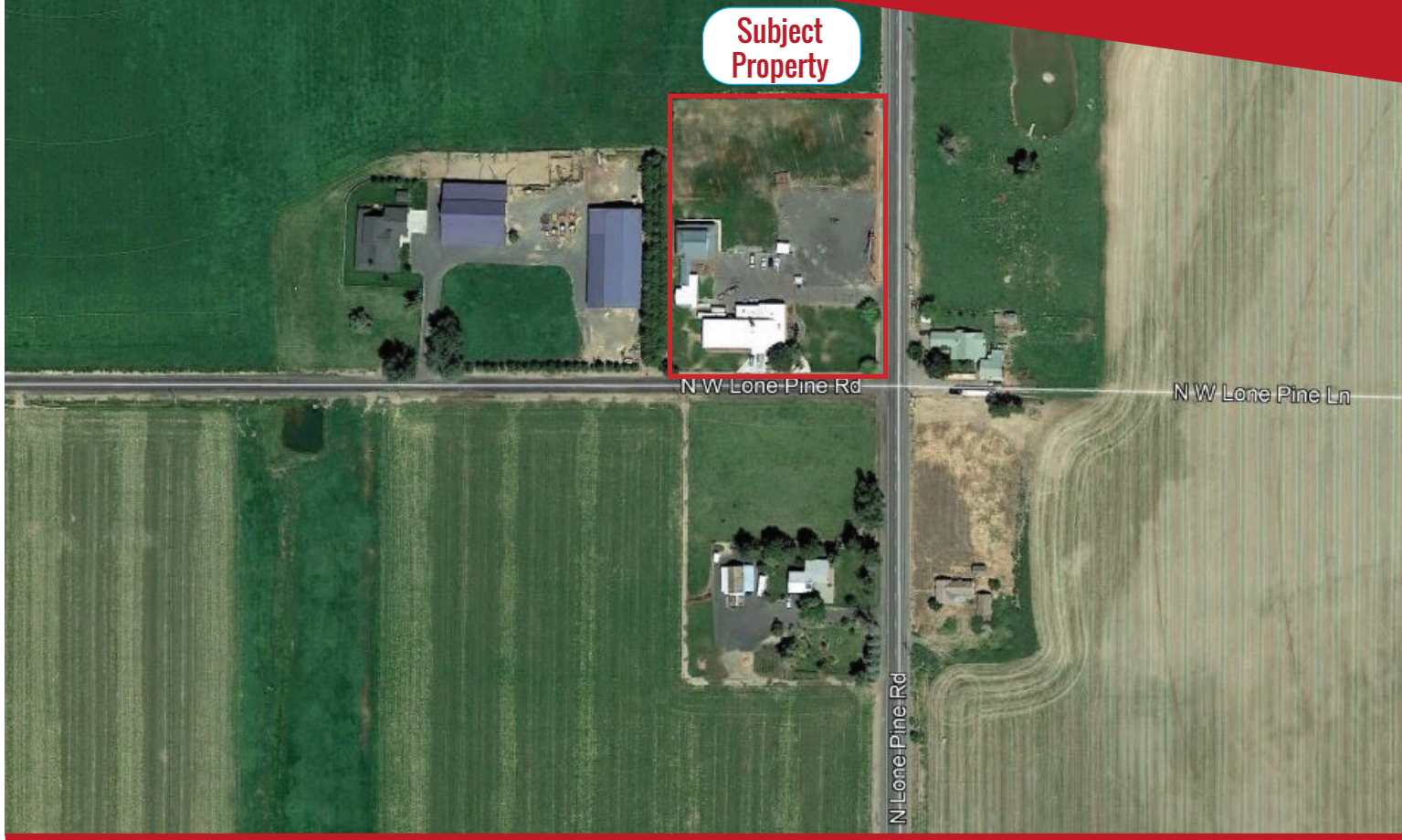


FOR SALE  
TERREBONNE PROPERTY



**TOM TAPIA**  
CCIM, PRINCIPAL  
541.390.2900 [C]  
TOM@FRATCOMMERCIAL.COM

**FRATZKE**  
COMMERCIAL REAL ESTATE  
With You Every Square Foot of the Way.

**DISCLAIMER:** This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.

FOR SALE  
TERREBONNE PROPERTY

## LONE PINE MILITARY MUSEUM

8484 & 8517 NW Lone Pine | Terrebonne OR



Three buildings reside on this well-maintained property. Two rental homes, both constructed in 2002 and a former school built in 1950, currently known as the Lone Pine Military Museum. Property is currently zoned EFU2 within Crook County and has a county approved Conditional Use which allows for current uses.

Call listing broker for additional information and showing instructions.

**Offered at:  
\$1,500,000**

- Zoned EFU2 - County approved Conditional Use
- 3 buildings
- 2.75 acres

**Tom Tapia, CCIM, Principal**  
tom@fratcommercial.com | O 541.306.4948 C 541.390.2900

**FRATZKE**  
COMMERCIAL REAL ESTATE

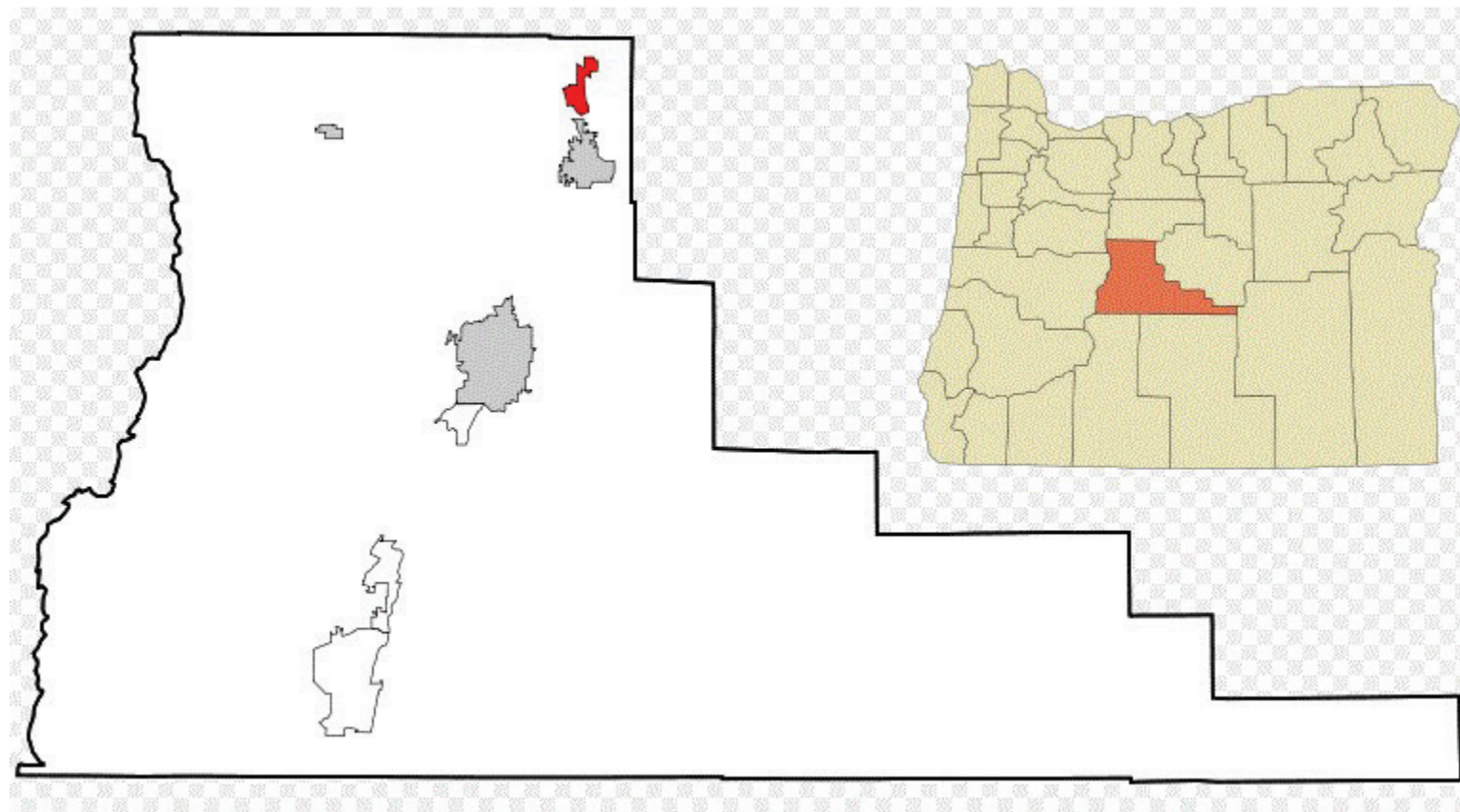
963 SW Simpson Ave., Suite 220 | Bend, OR 97702  
541.306.4948 | www.fratzkecommercial.com

## Area Information

Terrebonne, Oregon is an unincorporated community and census designated place (CDP) in Deschutes County, Oregon, United States. It is part of the Bend, Oregon Metropolitan Statistical Area. The population was 1,257 at the 2010 census.

Terrebonne is located in northeastern Deschutes County along U.S. Route 97. It is 6 miles (10 km) north of Redmond, 24 miles (39 km) north of Bend, the county seat, and 20 miles (32 km) south of Madras. According to the United States Census Bureau, the CDP has a total area of 1.0 square mile (2.6 km<sup>2</sup>), all land,[4] a reduction from 4.5 square miles (12 km<sup>2</sup>) at the 2000 census.

- Elevation 2,871 ft (875 m)
- Population (2010) Total 1,257
- Density 1,239/sq mi



## Property Information

Three buildings reside on this well-maintained property. Two rental homes, both constructed in 2002 and a former school built in 1950, currently known as the Lone Pine Military Museum.

Property is currently zoned EFU2 within Crook County and has a county approved Conditional Use which allows for current uses.

Subject to Crook County Site Plan Review other potential uses may be: canine training facility, canine boarding kennels, winery, landscape contracting business, equine and affiliated therapeutic activities, and guest ranch.

Property does have permitted wastewater system designed to handle flows from the museum and homes.

## Property Valuation

	SF	Cap Rate	Gross Income PM	Annual Income	(Vac./Crd Loss)	NOI	Value
Large House:	2,108	8%	\$2,500.00 (\$1.19 PSF)	\$30,000.00	5% (\$1,500)	\$ 28,500.00	<b>\$356,250.00</b>
Small House:	875	8%	\$1,050.00 (\$1.19 PSF)	\$12,600.00	5% (\$630)	\$ 11,970.00	<b>\$149,625.00</b>
Museum:	7,200	8.26%	\$7,200.00 (\$1.00 PSF)	\$86,400.00	5% (\$4,320)	\$82,080.00	<b>\$993,704.60</b>
							<b>\$ 1,499,579.60</b>

