

FOR SALE   
INVESTMENT PROPERTY 



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COMMERCIAL RETAIL 

## HWY 97 RETAIL PROPERTY

52670 & 52676 Hwy 97 | La Pine OR



Excellent multi-tenant investment opportunity with strong long-term tenants, directly off Highway 97. This 9,516 +/- SF mixed-use building is zoned LPTC (La Pine Traditional Commercial), which provides an investor the opportunity for limited residential use as well as commercial. The property includes two separate tax lots totaling 65,755 +/- SF. Please call listing broker for showings.

**Offered at: \$1,095,000**

- Additional buildable land
- Excellent parking
- Highway frontage
- Mixed-Use Zoning (LPTC)



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TENANT LIST / RENT ROLL

Current Rent Roll

Tenant	Space Type	Size (RSF)	Base Rent	\$/SF	Lease End	Notes
Legend Cider Co.	Warehouse	3,516	\$1,850	\$0.53	5/23	Lease rates as stated reflect modified gross basis. Two 5-year options to renew.
Baxter's Auto Parts	Retail	5,000	\$4,973	\$0.99	8/19	Ten year lease with ten year option to renew.
Attorney	Office	500	\$400	\$0.80	4/21	Long-term tenant.
Owner User	Office	500	\$400	\$0.80	NA	Market rate assigned to owner occupied portion of subject office space.

