

FOR SALE

264 A STREET W, VALE OR 97918

100% Lease Investment Opportunity

\$370,000 Asking Price
8.29% Cap Rate



Building size \pm 5,557 SF



Single story retail building, built in 1954



Site Size: \pm 9,409 SF



\pm 15 parking stalls



Zoning V-C - Neighborhood Commercial



Drive through



100% leased to US Bank through June 2027



In-place income from strong credit tenant



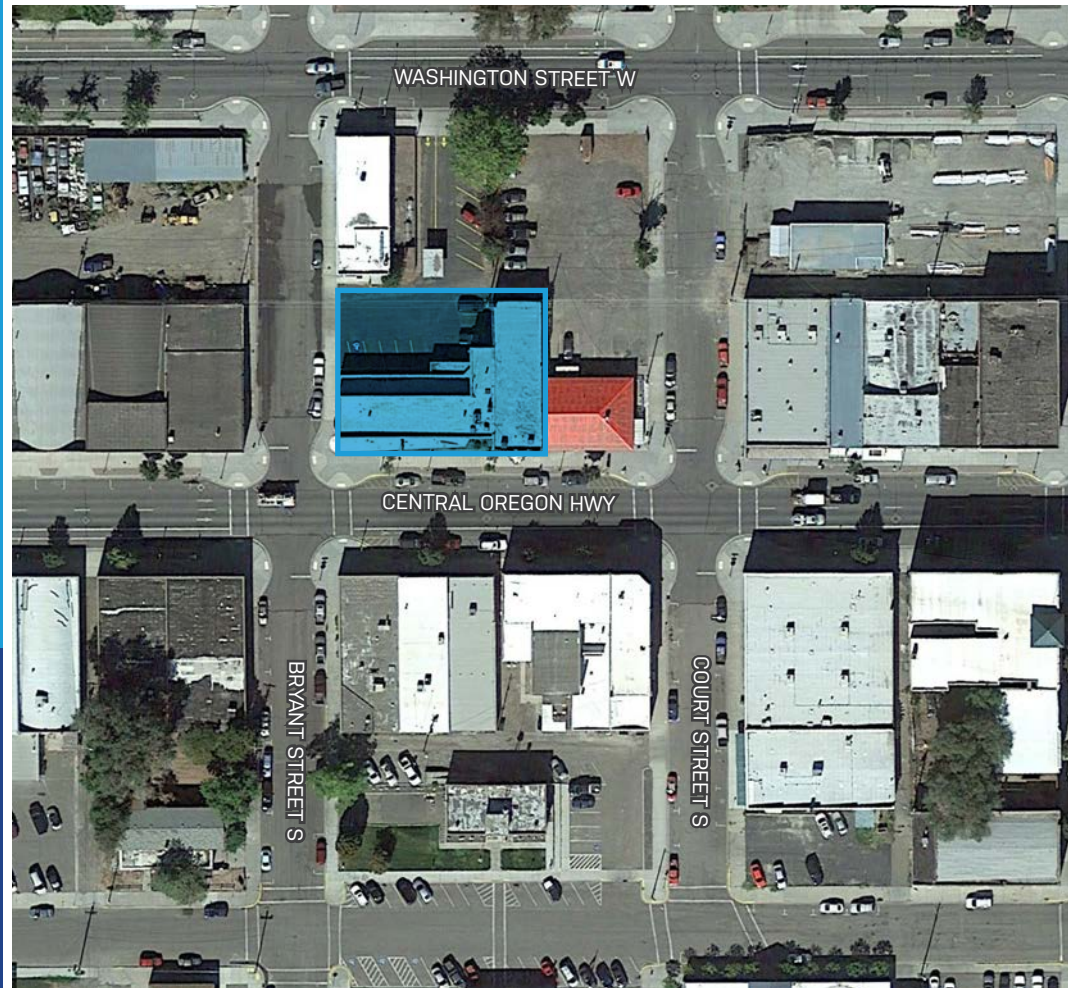
Please call for pricing guidance

Apex Real Estate Partners
Max Schlesinger, Broker
415 NW 11th Ave, Portland, OR 97209
503.595.2840/ max@apexcre.com

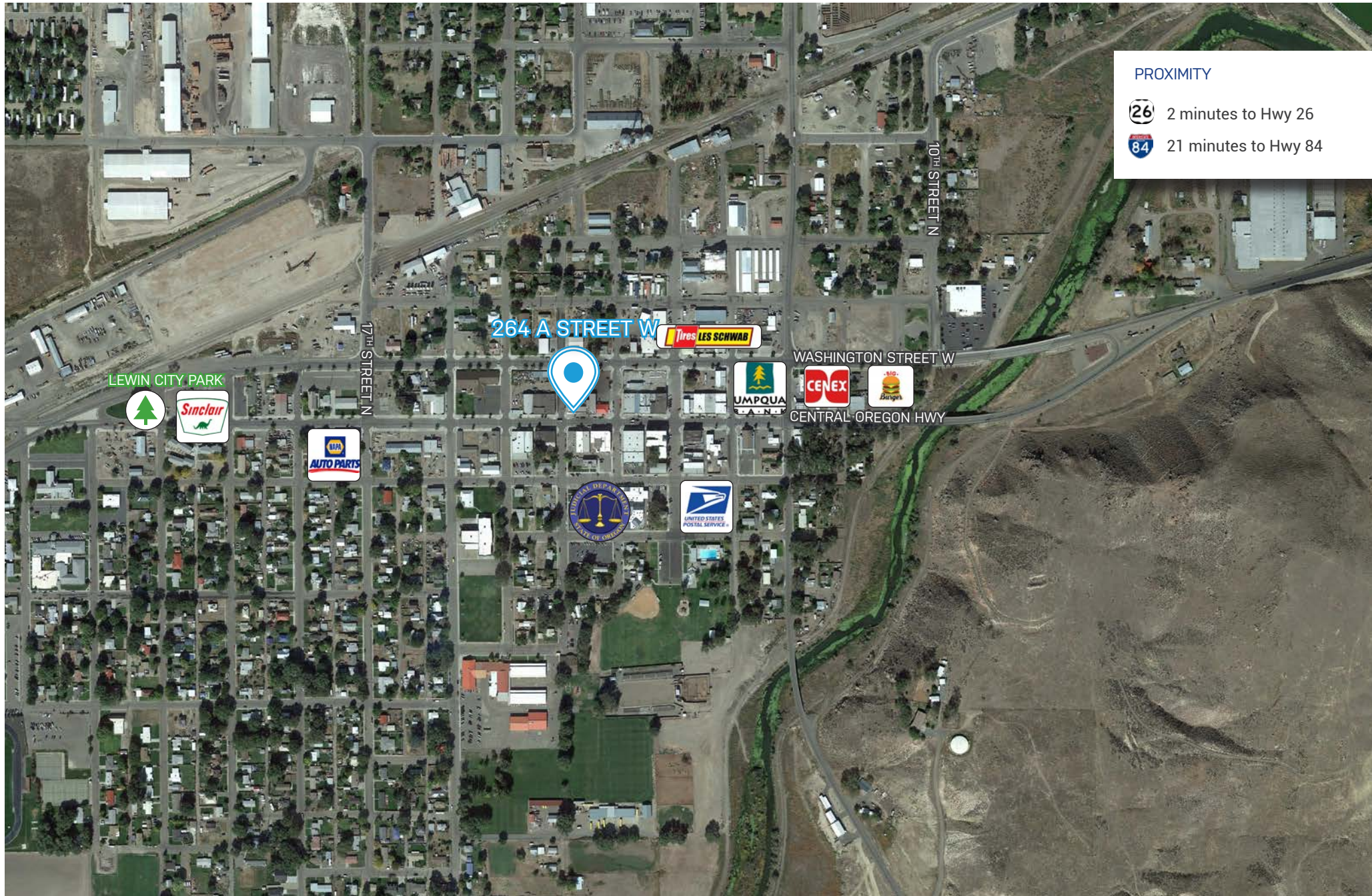


APEX
REAL ESTATE PARTNERS

HSM Pacific Realty
Brock Switzer, Broker
4260 Galewood St, Lake Oswego, OR 97035
503.245.1400 / www.hsmpacific.com



DOWNTOWN VALE LOCATION



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