



100% Net Leased Investment | FOR SALE

SHORT SALE!



The Carson Building

232 N Main Street, Prineville OR

Excellent retail opportunity in Downtown Prineville. 100% renovated. 100 % Leased. Excellent Main Street frontage. Anchored by Solstice Brewery & Pub. Excess land behind the building for additional parking. Current tenants include Solstice Brewery & Pub, Rimrock Health Alliance and Alpha Omega Art Studio. Located next-door to the movie theater. Prineville is the home of Facebook's new 147,000 SF Data Center.



For additional information, please contact

Walt Ramage, Broker

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Jeff Reed, Broker

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541.306.4948

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963 SW SIMPSON AVENUE · SUITE 220 · BEND, OREGON 97702

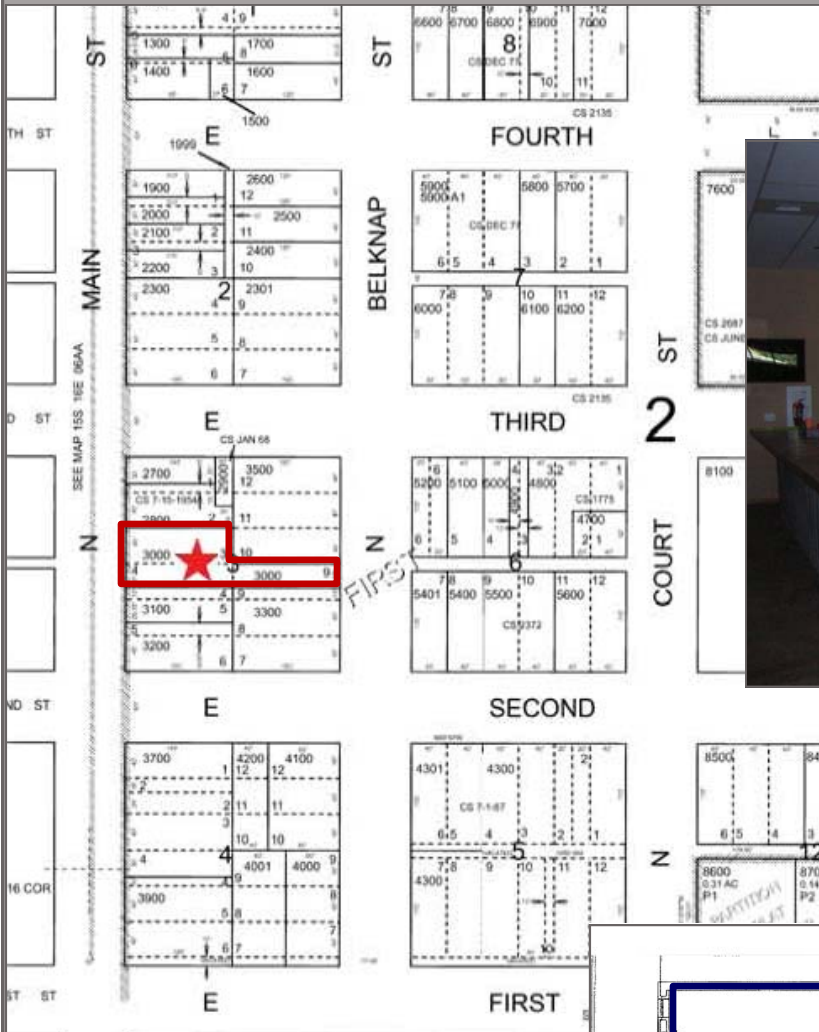
Sales Price:	\$575,000
NOI:	\$45,191
CAP Rate:	7.86% Based on actuals
Building Size:	7,788 +/- SF
Lot Size:	.26 Acres
Zoning:	C1 - Central Commercial
Comment:	Owners invested \$300,000 in capital improvements in 2007.

Subject to Third Party Approval

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.

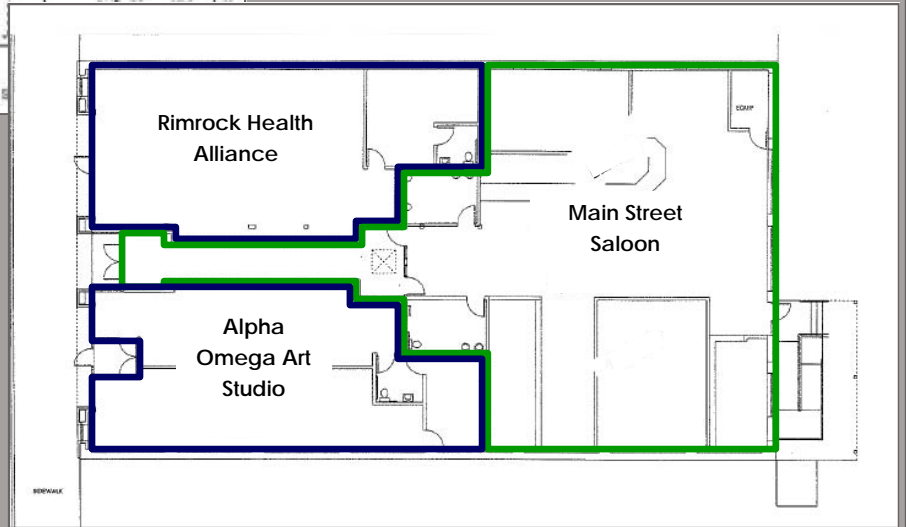


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DRIVING DIRECTIONS:

FROM NE 3RD STREET/HWY 26
 TAKE N MAIN STREET/HWY 27
 SOUTH. PROPERTY WILL BE ON YOU
 LEFT IMMEDIATELY AFTER TURN.



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