

FOR SALE

Mod Pizza ▶ NNN Leased Investment

77 East 29th Ave, Eugene OR, 97405

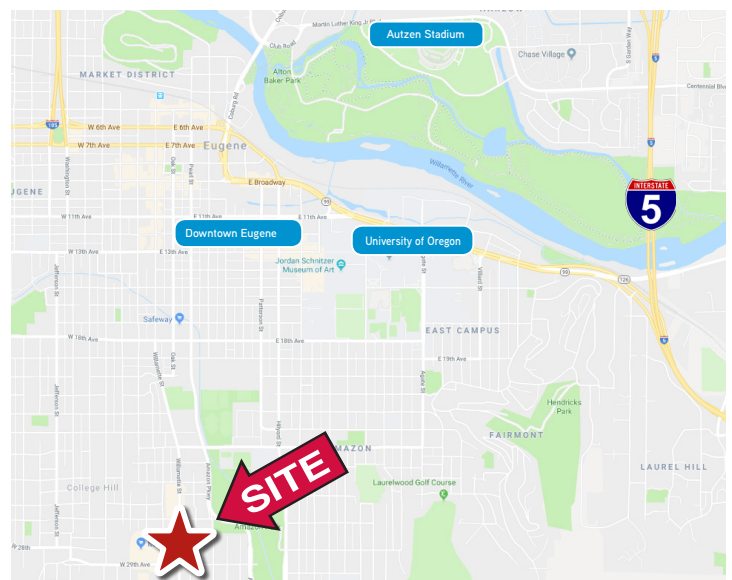


\$1,485,000

PROPERTY HIGHLIGHTS

Rare single tenant NNN leased Investment In the Pacific Northwest.

- › Long term lease
- › Corporate lease with strong growth company
- › Strong traffic counts
- › Great corner location
- › Complete renovation in 2016
- › Dynamic commercial corridor
- › Zoned C2 (Community Commercial)



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Property Overview

| | |
|-----------------------|---|
| NAME: | Mod Pizza NNN leased Investment |
| PROPERTY ADDRESS | 77 E. 29th Avenue, Eugene OR 97405 |
| PRICE | \$1,485,000 |
| NET OPERATING INCOME | \$78,000 |
| CAP RATE | 5.25% |
| NET RENTABLE SF | 2,706 SF |
| PRICE PER SQUARE FOOT | \$571.15 |
| SITE (ACRES) | 0.21 Acres (9,148 SF) |
| YEAR BUILT/RENOVATED | 1960 / 2016 |
| FLOORS | One |
| PARKING | 9 on-site spaces with abundant street parking |
| PARCEL NUMBER | 1057734 |
| Zoning | C2 (Community Commercial) |
| County | Lane County |

