



LEASED INVESTMENT PROPERTY

315 SOUTH PACIFIC HIGHWAY FOR SALE

COTTAGE GROVE, OR 97427

- Leased medical building (optometry)
- Zoned C-2: Community Commercial
- **\$610,000**

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PROPERTY OVERVIEW



Description

- 2,514 square feet
- Four (4) exam rooms
- Three (3) restrooms
- Six (6) on-site parking spaces

Lane County Assessor

- Tax Lot & Map No.: 20-03-28-34-09300

Lease

- Lease to July 31, 2025
- Five (5) year renewal option
- Current annual rent \$44,557.80
- Three (3%) percent annual increases
- Triple Net lease

Price

- \$610,000

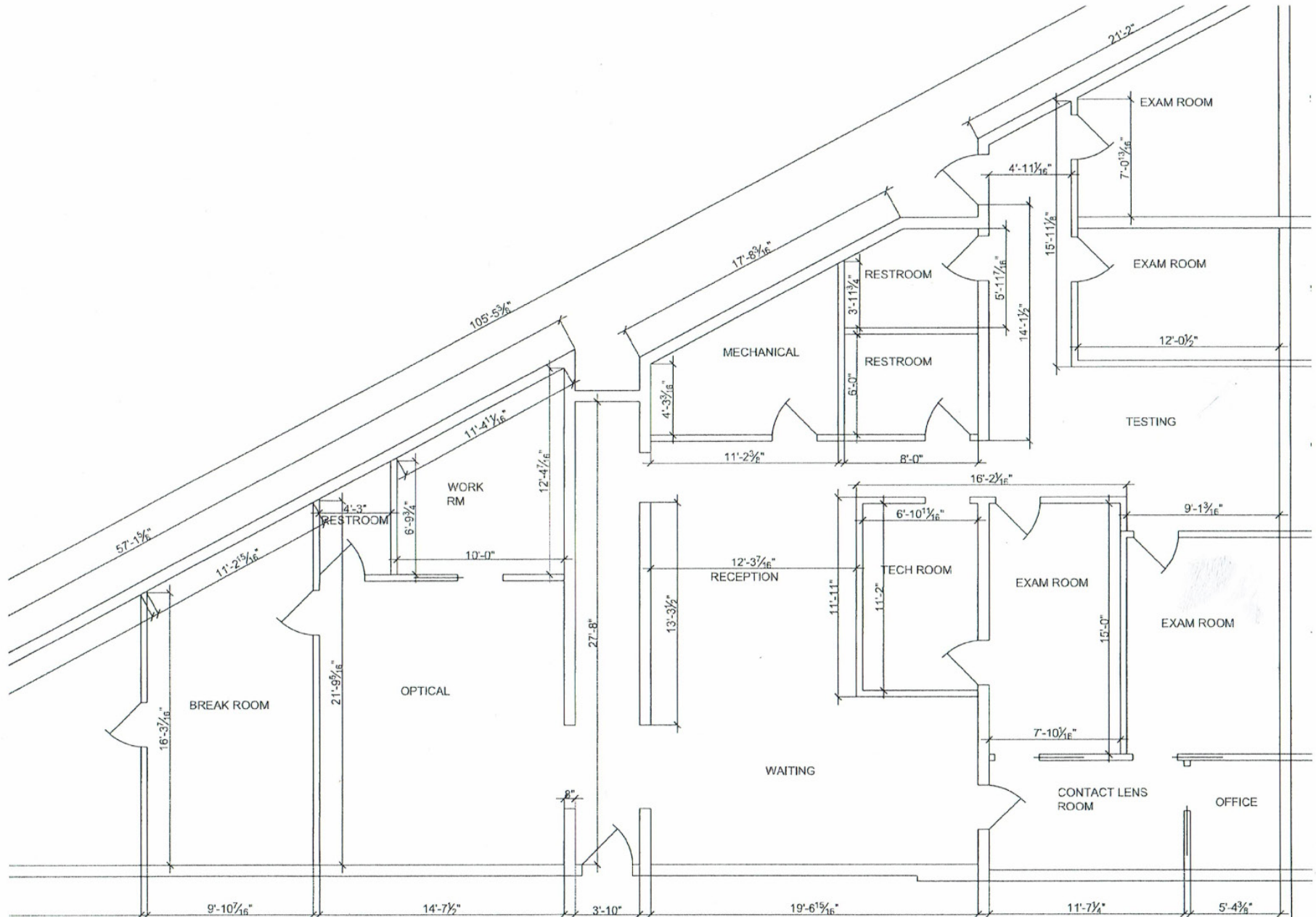
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INTERIOR PHOTOS

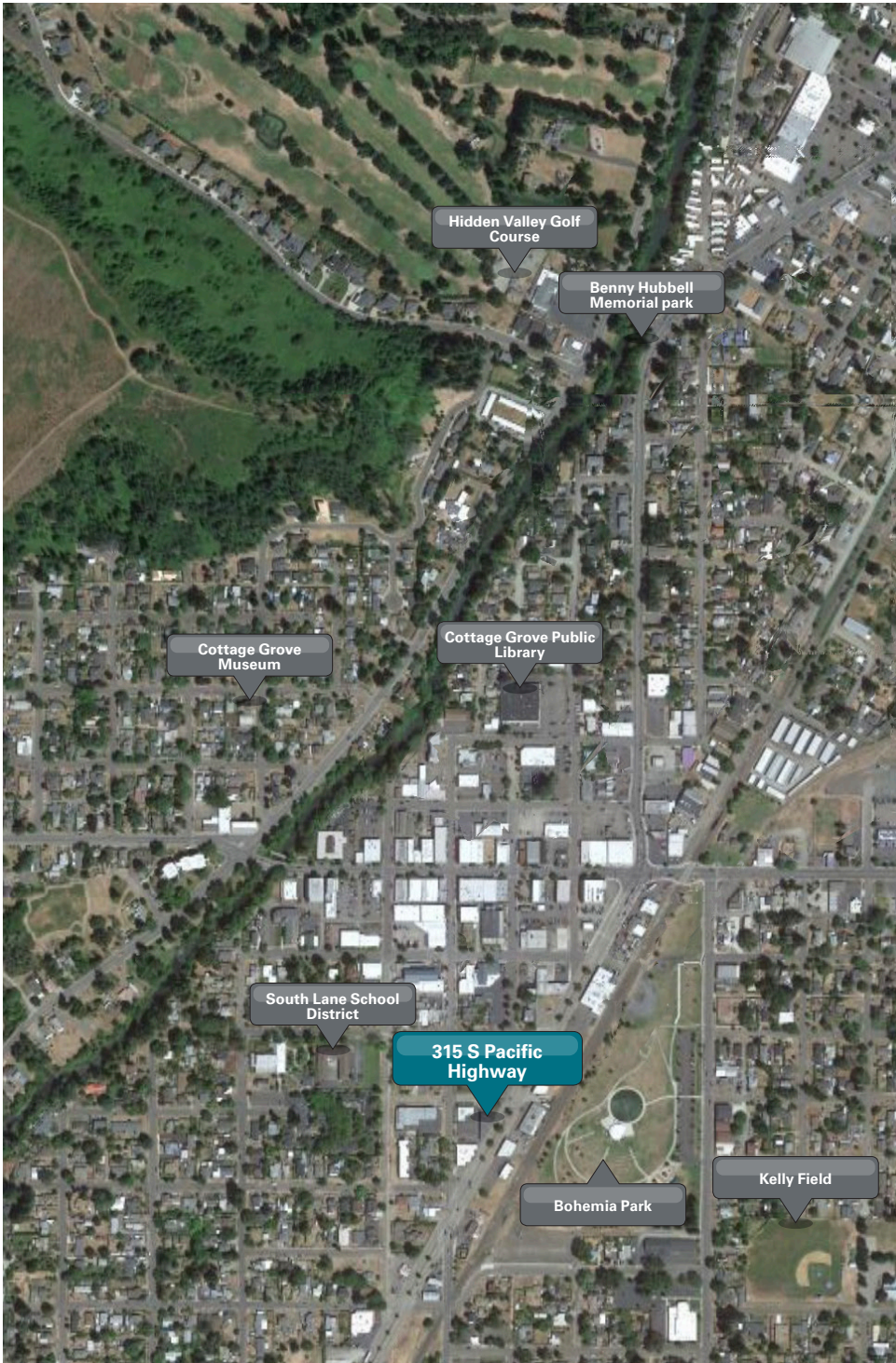


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FLOOR PLAN



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For more property and leasing information, please contact

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