

Investment Opportunity



LINN PLAZA, ALBANY

LOCATION INFORMATION

Building Name	Linn Plaza
Street Address	3111 Santiam Hwy SE
City, State, Zip Code	Albany, OR 97322
Proximity to I-5 South	1/10 mile
Proximity to I-5 North	1/3 mile
Traffic Count	18,200 vehicles per day

BUILDING INFORMATION

NOI	\$92,124
Cap Rate	6.35%
Occupancy %	100%
Tenancy	Multiple
Number of Floors	1
Year Built	1966
Parking	On site for clients and tenants
Zoning	Community Commercial
Building Size	8,694 SF
Lot Size	0.55 acres
Price	\$1,450,000



Great investment opportunity in high traffic area of Albany! A stone's throw from I-5 North and South. Established and well-maintained Linn Plaza has 100% occupancy of 9 office and retail tenants. Newer paint, doors, parking lot maintenance. Original building built in 1966, changed to office use and added-on in 1976.



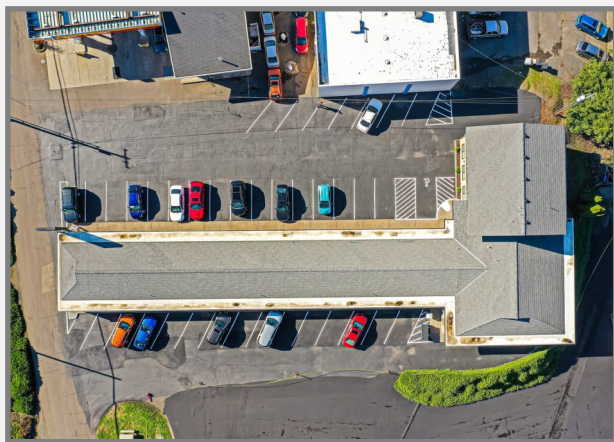
Shelley Henderson
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The information contained here in was compiled from data furnished by the property owner and/or other sources deemed reliable; however, accuracy is not guaranteed.

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