

FOR SALE /LEASE  
OFFICE/RETAIL PROPERTY

## SUNRIVER OFFICE/RETAIL BUILDING

56890 Venture Lane | Sunriver OR

PRICE REDUCED!



Formerly Sunriver Pharmacy, this well maintained office/retail property has excellent ingress and egress. Located in the heart of Sunriver Business Park District makes this property well placed for residents and tourists. With a 1:124 SF onsite parking ratio, this property has excellent parking for many retail and office-type uses. Second floor office spaces are currently leased to three local businesses. 1,847 +/- SF on the ground floor is available for lease. Contact listing broker for more information and showing instructions.

**Sale Price: \$599,000**  
**Lease Rate: \$0.90/SF/Mo NNN**

- 3,472 +/- SF building
- 1,847 +/- SF ground floor suite for lease
- Zoned: SUBP/Sunriver Business Park District
- Est. NNN: \$0.25/SF/Mo

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**With You Every Square Foot of the Way.**

**DISCLAIMER:** 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.