



# RESTAURANT SPACE

# FOR LEASE

[www.visualtour.com](http://www.visualtour.com)

Tour #02092666



## High Visibility — Turn-key Restaurant Opportunity

455 NE 3rd, Prineville, OR

Great turn-key opportunity with high visibility on 3rd Street in Prineville. Prime location across the street from the city park, police station, court house and next door to City Hall. Nearby tenants include Tastee Treats, Subway and Arctic Circle. Common wall shared with 7 Eleven. High traffic count with good ingress/egress and signage.



FOR ADDITIONAL INFORMATION, PLEASE CONTACT

**ANDIE EDMONDS, BROKER**

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[WWW.FRATZKECOMMERCIAL.COM](http://WWW.FRATZKECOMMERCIAL.COM)

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

**Size:** 1,670 SF

**Seating Capacity:** 22\*

**Bathrooms:** 1 ADA Unisex

**Lease Rate:** \$0.85 SF NNN

**Parking:** 7 Spaces +/-

**Comments:** Most equipment/furnishings included (*contact listing broker for details*). Locked storage room in back of building.

\*Capacity can be increased if another bathroom is added.



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