

# FOR SALE

1801 1st Avenue # 1A  
Longview, WA 98632

## INVESTMENT INFORMATION

Price:	\$550,000
Tax ID:	06795000
Size:	4,096 SF
Tenant:	Cowlitz County
Tenant Lease Terms:	7/1/2018—6/30/2023
Annual Rent:	\$64,116
Expenses:	
Taxes:	\$3,007
Insurance:	\$972
Condo Fees:	\$15,600
Net Operating Income:	\$44,537
CAP Rate:	8.1%
Cash on Cash Return:	11.8%
DCR:	1.58



## PROPERTY FEATURES

Look no further for good cash flow. This property has been leased to the same tenant since 2008 and now has a fresh 5 year lease in place. This property boasts an 8.1% CAP rate after minimal owner expenses. This ground floor office condo is on well traveled part of Longview, has excellent parking, and good signage. This property would be a great addition to your portfolio. Call today for more details.

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.



**Woodford**

**Commercial Real Estate**  
For Further Information

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