



FOR SALE

803 Vandercook Way
Longview, WA 98632

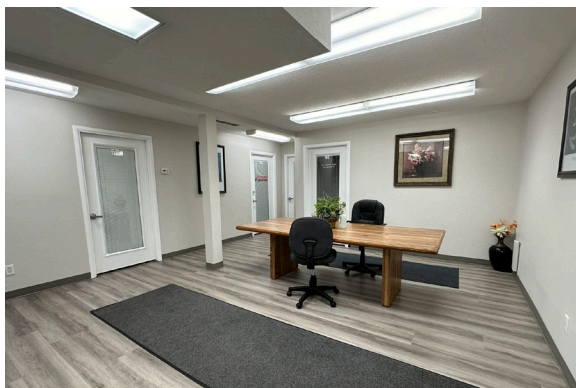
\$1,190,000



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ABOUT THE PROPERTY

Great mixed-use retail investment opportunity now available. Located in highly traveled and visible location, this property has been freshly updated with paint (inside and out), flooring, and much more. The tenant mix and unit sizes have provided this stable leasing base as this building has remained almost full over the past years and is being offered at a 6.0% Cap Rate. Multiple tenants have called this location home for their business for well over 5 years. This property has significant upside in rent increases as leases come up for renewal. Potential expansion or creation of more space in the unused common area. This would make a great addition to your portfolio. Call today for additional information.



Address

803 Vandercook Way, Longview, WA 98632



Offering Price

\$1,190,000



Price Per SF

\$126.19



Total Land Area

10,568 SF +/-



Building Size

9,430 SF



Building Info

Built-Up Roof, Concrete Exterior



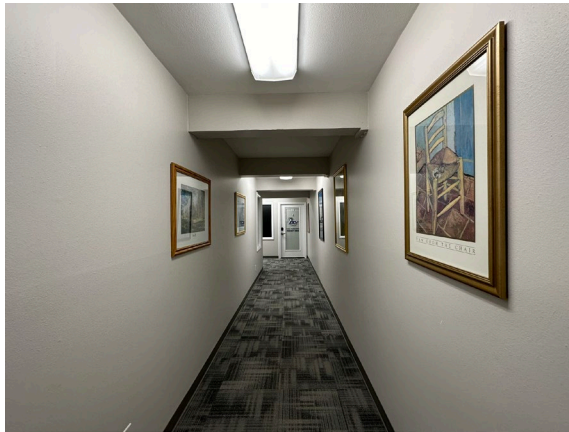
Parcel(s)

08975



Zoning

CBD - Central Business District




INCOME	Lease Expires	Size	Monthly Income
1 - Mountain Pacific Sales, LLC	03/31/2027	1,565	\$1,725.00
2 - Techzone LLC	Month to Month	981	\$1,325.00
3 - Carter Venture Solutions LLC	10/31/2025	750	\$1,000.00
4 - Euro Direct LTD	05/31/2027	492	\$525.00
5 - Euro Direct LTD	04/30/2025	491	\$450.00
6A - Gypsy Soul Salon	08/31/2027	531	\$570.00
6B - Andrew Robinson	10/31/2025	155	\$310.00
6C - PestStop Pest Control	01/31/2025	153	\$325.00
6D - Vogel Consulting	10/31/2025	213	\$310.00
6E - SCA Pacific Case Management	10/31/2025	224	\$310.00
7 - Carter Venture Solutions LLC	03/31/2026	750	\$800.00
8/9 - Tynika Keeney	08/31/2025	1,100	\$900.00
10 - IBEX Roofing LLC	Month to Month	350	\$600.00
12 - Euro Direct LTD	10/31/2025	519	\$625.00
Annual Total Income			\$9,775.00
Scheduled Gross Annual Income:			\$117,300.00
Less: Vacancy Factor (5%):			\$5,865.00
Effective (Adjusted) Gross Income:			\$111,435.00
EXPENSES			
Property Taxes			\$6,177.00
Utilities			\$12,000.00
Management Fees (5%)			\$5,546.00
Maintenance/Repairs			\$5,000.00
Landscaping			\$600.00
Janitorial			\$6,200.00
Insurance			\$5,000.00
Total Est. Annual Expenses			\$40,523.00
Net Operating Income (NOI)			\$70,912.00





Woodford

Commercial Real Estate

 woodfordcre.com

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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.

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