

FOR SALE

310 S Pacific
Kelso, WA 98626

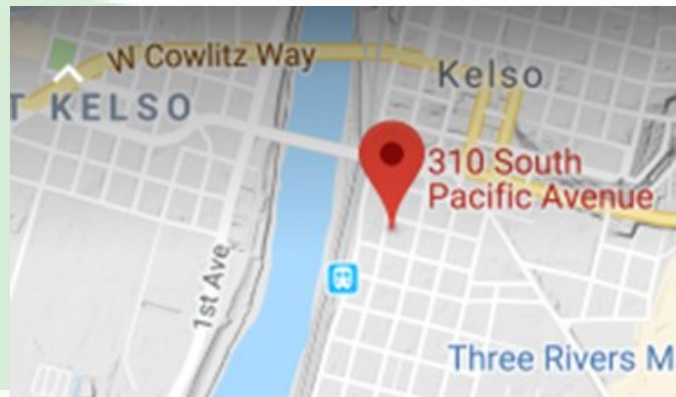
PROPERTY DEMOGRAPHICS

PRICE: \$175,000
TAX ID: 21168 & 21172
BUILDING SIZE: 5,600 SF +/-
LOT SIZE: 11,800 SF +/-

INVESTMENT HIGHLIGHT!

Great value in this property that features 5,600 SF and a parking lot over two tax parcels. Currently rented until 11/2019 for \$1,700 per month + triple net charges. Currently being sold at 12% cap rate or return rate. This would make a great addition to an investors portfolio.

Call for your appointment today.



For Further Information
Please Contact
CHRIS ROEWE | Broker
chrisroewe@hotmail.com

208 Vine St.

KELSO WA 98626

P 360.501.5500 F 360.501.6051

www.woodfordcre.com

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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