

EXCLUSIVE OFFERING

770 11TH Ave, Longview WA 98632 • Formerly The Daily News Building

 \$3,000,000  3 + Acres | 131,987 SF +/-  45,702SF  Parking Lot



THE PROPERTY

Exquisite property now available for sale. This spacious building is located in the heart of downtown Longview. Owner is open to a partial lease back of 10,000 SF, price and terms negotiable.



KEY FACTS

- ✓ Open Concept Work Area
- ✓ Lots of Natural Light
- ✓ Large Warehouse
- ✓ Large Parking Lot
- ✓ Invest or Own
- ✓ Zoning: Commercial

Get in touch

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EXECUTIVE SUMMARY



LISTING SUMMARY

Price:	\$3,000,000
Price Per Square Foot:	\$65.64

PHYSICAL INFORMATION

Lot Size:	3 + Acres 131,987 SF +/-
Rentable Square Footage:	45,702 SF +/-
Roof Type:	Built Up
Exterior:	Masonry / Glass
Year Built:	1969

PROPOSED FINANCING

Down Payment:	\$750,000
Percent Down:	25%
Loan Amount:	\$2,250,000
Interest Rate:	3.5%
Term (Years):	25
Annual Loan Payments:	\$135,168.36

DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



