

FOR SALE

602 Oregon Way
Longview, WA 98632

PROPERTY INFORMATION

Price: \$375,000
Building Size: 4,464 SF +/-
(Two Stories)
Lot Size: 6,000 SF +/-
Parking Lot Size: 18,000 SF +/-
Tax ID: 01239 & 02158

INVESTMENT HIGHLIGHT

Great passive income producing property with a long term tenant now available. This property consists of two parcels, one with the sales office/shop and the other is a car sales lot. The property is in a highly visible location with good traffic counts. This would make an excellent addition to your portfolio. A small amount of environmental remediation required, which makes this a cash only sale. More detailed information available call today.



Commercial Real Estate
For Further Information

Please Contact
Chris Roewe -Broker
chrisroewe@hotmail.com

360.501.5500

208 Vine St

KELSO WA 98626

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. © Woodford CRE.

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Schedule of Current Monthly Rents

<u>Tenants</u>	<u>Actual Monthly Income</u>	<u>Lease End</u>	<u>Option to Ext.</u>	<u>Rent Increases</u>	<u>SQFT</u>
Motion Auto	\$3,600	6/30/23	N	N	
Annual Income	\$43,200				

Expenses

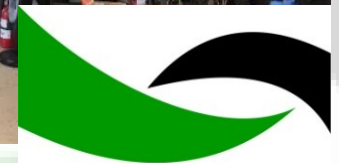
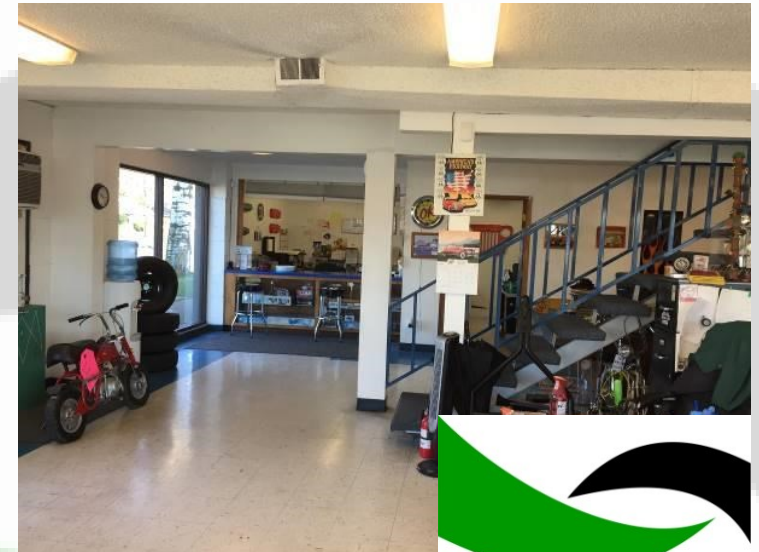
Property Taxes		\$0	Tenant Pay
Utilities		\$0	Tenant Pay
Property Insurance		\$1,800	Landlord Expense
Repairs/Maintenance/Vacancy		\$2,000	Landlord Expense
Total Expenses		\$3,800	

Actual Annual Income

\$39,400

Proforma Financial Indicators

Capitalization Rate:	10.5%
Gross Rent Multiplier:	11.5



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