

FOR SALE

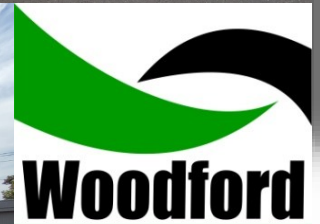
1100/1104 11th Avenue
Longview, WA 98632

PROPERTY INFORMATION

Price: \$625,000
Building Size: 11,650 SF +/-
Lot Size: 24,000 SF +/- | 0.5 Acres +/-
Tax ID: 08724 | 08726 | 08727

PROPERTY FEATURES

Rare find with upside in this two warehouse building package sale. 1104 11th Ave. is an approx. 5,250 SF warehouse building with three large grade doors, high ceilings, good-sized office, and plenty of power available. 1100 11th Ave. is an approx. 6,400 SF mixed office/warehouse building with multiple garage doors, two offices, large work area, and large open warehouse spaces. Being sold as a package only. Long term tenants in place with potential upside in rents. CAP rate of 5.9% on actuals and a proforma CAP rate of almost 9%. Please do not disturb tenants. Buyer to verify all to their satisfaction. Call today for additional information.



Commercial Real Estate
For Further Information

Please Contact

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P: 360.501.5500

208 Vine St

KELSO WA 98626

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. © Woodford CRE.

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Actual

Proforma

<u>Tenant Information:</u>	<u>Size:</u>	<u>Actual Rents:</u>	<u>Triple Net:</u>	<u>Option to Extend:</u>
North American Tarp	6,400 SF	\$1,500	No	Yes
Castle Machine	5,250 SF	\$1,900	Yes	Yes
Total Monthly Income:		\$3,400		
Total Annual Income:		\$40,800		
<u>Expenses (Annual):</u>				
Property Tax:		\$1,421		
Insurance:		\$1,000		
Repairs/Maintenance/Reserves:		\$1,200		
Total Expenses:		\$3,621		
Total Net Income:		\$37,179		
CAP Rate:		5.9%		

<u>Tenant Information:</u>	<u>Proforma Rents:</u>	<u>Triple Net:</u>	<u>Option to Extend:</u>
6,400 SF Office/Warehouse	\$2,000	Yes	TBD
5,250 SF Warehouse	\$2,600	Yes	TBD
Total Monthly Income:	\$4,600		
Total Annual Income:	\$55,200		
<u>Expenses (Annual):</u>			
All expenses passed through triple nets			
Total Net Income:	\$55,200		
CAP Rate:	8.8%		



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PHOTOS

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