

# FOR SALE

967 3rd Avenue  
Longview, WA 98632

## PROPERTY INFORMATION

Price: \$880,000  
Building Size: 8,800 SF +/-  
Lot Size: 34,185 SF +/- | 0.78 Acres +/-  
Tax ID: 1-0036

## PROPERTY FEATURES

Rare find with great upside in this two warehouse building property that sits on just over three quarters of an acre. The front building is approx. 3,800 SF with about 1,000 SF of office and 2,800 SF of warehouse. Rear building is approx. 5,000 SF with about 500 SF of office and 4,500 of warehouse that is set up for two tenants. Both buildings have tall/open warehouse space, optimal office configurations, multiple grade doors, large gravel parking areas, great visibility and traffic counts on 3rd Avenue. Rents are well below market and provide potential upside for an investor. This would also make an excellent location for an owner/user to use the space and spread out into these buildings over time. Call today for additional details!



**Commercial Real Estate**  
**For Further Information**

**Please Contact**  
**Chris Roewe -Broker**  
**chrisroewe@hotmail.com**  
P: 360.501.5500  
208 Vine Street  
Kelso, WA 98626  
F: 360.501.6051  
[www.woodfordcre.com](http://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.

# FOR SALE

967 3rd Avenue  
Longview, WA 98632

## Actual

## Proforma

<u>Tenant Information:</u>	<u>Size:</u>	<u>Actual Rents</u>	<u>Triple Net/ Utilities</u>	<u>Lease Term</u>
Accurit	2,000 SF	\$1,050	No	M/M
Reliable	3,000 SF	\$1,250	No	12/2023
Air Pro	3,800 SF	\$1,600	No	M/M

**Total Monthly Income: \$3,900**

**Total Annual Income: \$46,800**

### Expenses (Annual):

Property Tax:	\$4,311
Insurance (estimate):	\$2,400
Repairs/Maintenance/Reserves:	\$3,275
Total Expenses:	\$9,986

**Total Net Income: \$36,814**

**CAP Rate: 4.2%**

<u>Tenant Information:</u>	<u>Proforma Rents</u>	<u>Triple Net/ Utilities</u>
2,000 SF	\$1,200	Yes
3,000 SF	\$1,800	Yes
3,800 SF	\$2,280	Yes

**Total Monthly Income: \$5,380**

**Total Annual Income: \$64,560**

### Expenses (Annual):

All expenses passed through Triple Nets	
Vacancy/Reserves	- \$2,000

**Total Net Income: \$62,560**

**CAP Rate: 7.1%**



Commercial Real Estate

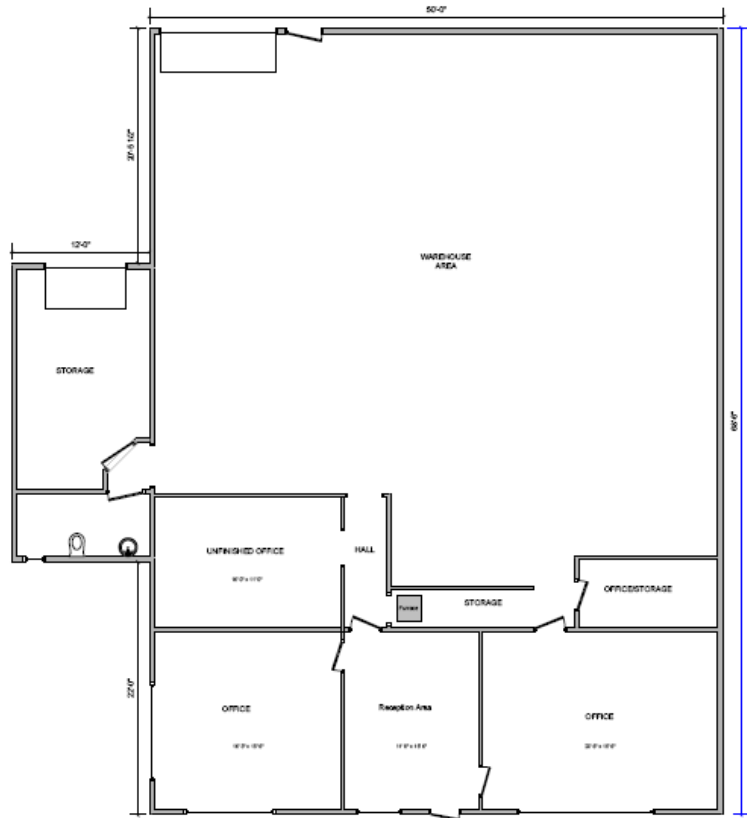
**For Further  
Information  
Please Contact  
Chris Roewe -Broker  
chrisroewe@hotmail.com  
P: 360.501.5500  
208 Vine Street  
Kelso, WA 98626  
F: 360.501.6051  
www.woodfordcre.com**

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.

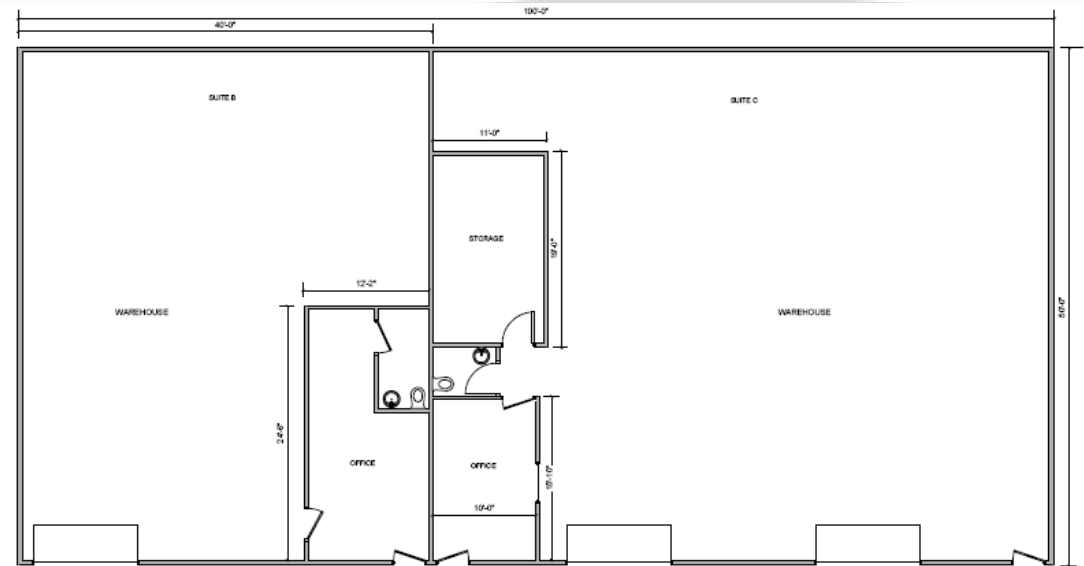
# FLOOR PLANS

967 3rd Avenue  
Longview, WA 98632

Suite A



Suite B & C



\*Approximate Floor Plans\*

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.



# PHOTOS

967 3rd Avenue  
Longview, WA 98632



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.



# PHOTOS

967 3rd Avenue  
Longview, WA 98632



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.