

Exclusively Offering



\$1,700,000
257 Alpha Drive

Chris Roewe—Partner/Broker
360.556.5101 Cell
360.501-5500 Office
208 Vine Street
Kelso, WA 98626
chrisroewe@hotmail.com



Real Estate Investments and Exchanges Specialist

Overview & Aerial



Property Features:

Rare opportunity with this former school that is now for sale. This property features 6 buildings consisting of over 41,000 SF plus 4 potential portables all sitting on over 10 acres. Majority of the structures are set up as large adjoining classrooms with private restrooms and common breakroom. The property also features several offices within the administrative portion of the building, a gymnasium, commercial kitchen, and multiple covered play areas. The well maintained grounds feature mature landscaping, playground, basketball courts, plenty of parking, and much more. The current zoning within the County is Urban Residential (UR). Bring your vision and dreams to this special property that has so much potential. Call today to set up your private tour. Additional information available upon request. Sale subject to Seller's final board approval and addendum.

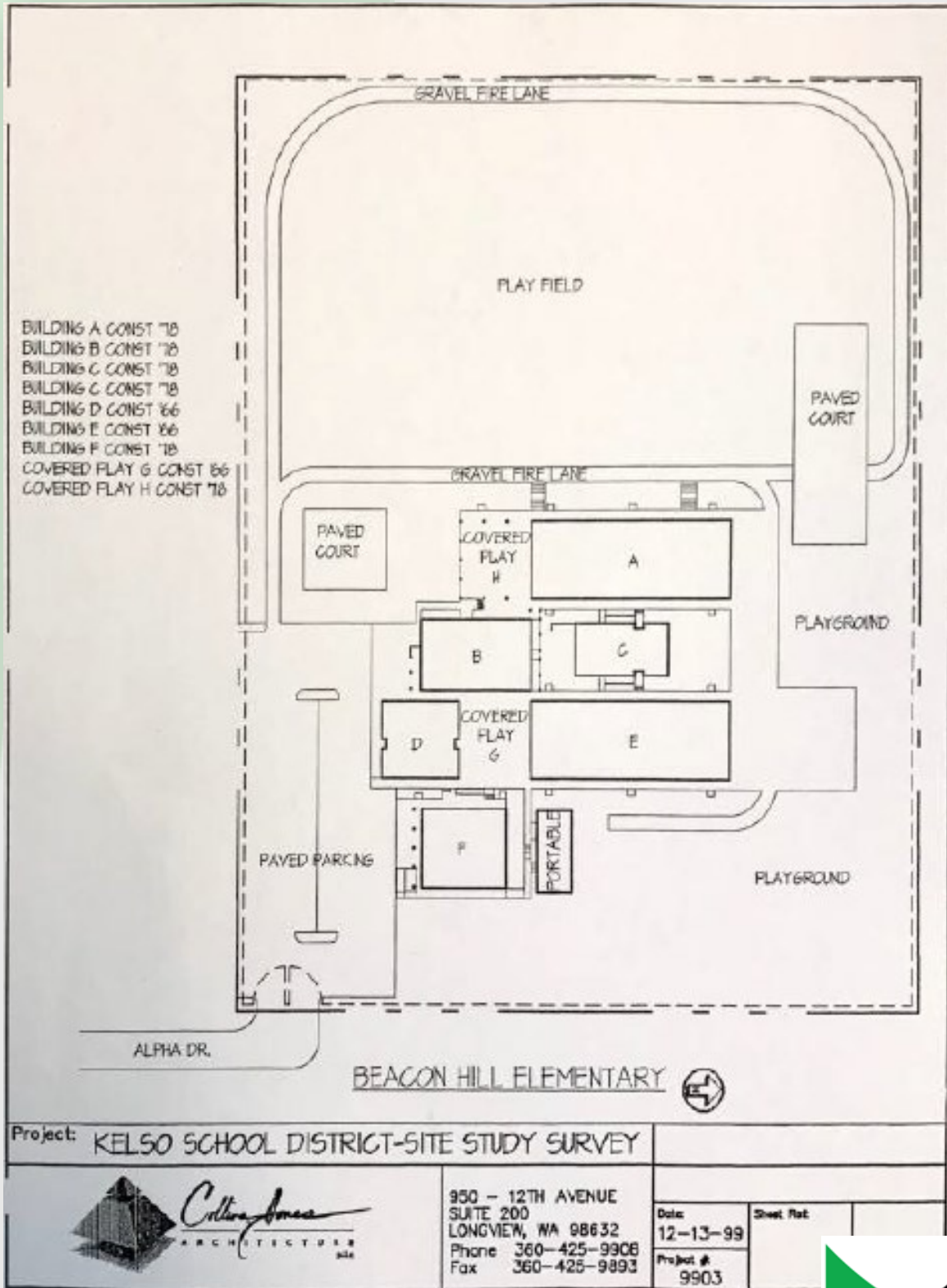


The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.
© Woodford Commercial Real Estate.



Real Estate Investments and Exchanges Specialist

Floor Plan



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 Commercial Real Estate.



Real Estate Investments and Exchanges Specialist

Executive Summary

Listing Summary

Price:	\$1,700,000
Price Per Square Foot:	\$40.90
Property Jurisdiction:	Cowlitz County
Zoning:	Urban Residential (UR)

Physical Information

257 Alpha Drive:

Total Lot Size (SF):	439,520 SF 10.09 Acres
Total Building Size (SF):	41,569 SF
Number of Stories:	1
Number of Buildings:	6 Buildings / 4 Portables (Portables Approx. 1,800 SF Each)
Roof Type:	Built Up
Exterior:	Brick
Year Built	1966
Renovated	1978
Current Parking Spaces	99

Proposed Financing

Down Payment:	\$425,000
Percent Down:	25%
Loan Amount:	\$1,275,000
Interest Rate:	4%
Term (Years):	25
Monthly Loan Payments:	\$6,729.92



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 Commercial Real Estate.

Real Estate Investments and Exchanges Specialist

Photos



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 Commercial Real Estate.



Real Estate Investments and Exchanges Specialist