



FOR SALE

TRUE TRIPLE NET (NNN)

314 Pacific S
Kelso, WA 98626
\$900,000

Located in the heart of Downtown Kelso. Highly visible and easily accessible location with parking lot located behind building. Respected tenant and top rated State Farm Insurance Office, Jessica Wade State Farm Insurance. Sale lease back for ten years. Tenant leased until 2031 and pays \$4,500 + NNN monthly.

BUILDING SF: 2,950 | LOT SIZE: 5,001 | TAX PARCEL: 21170

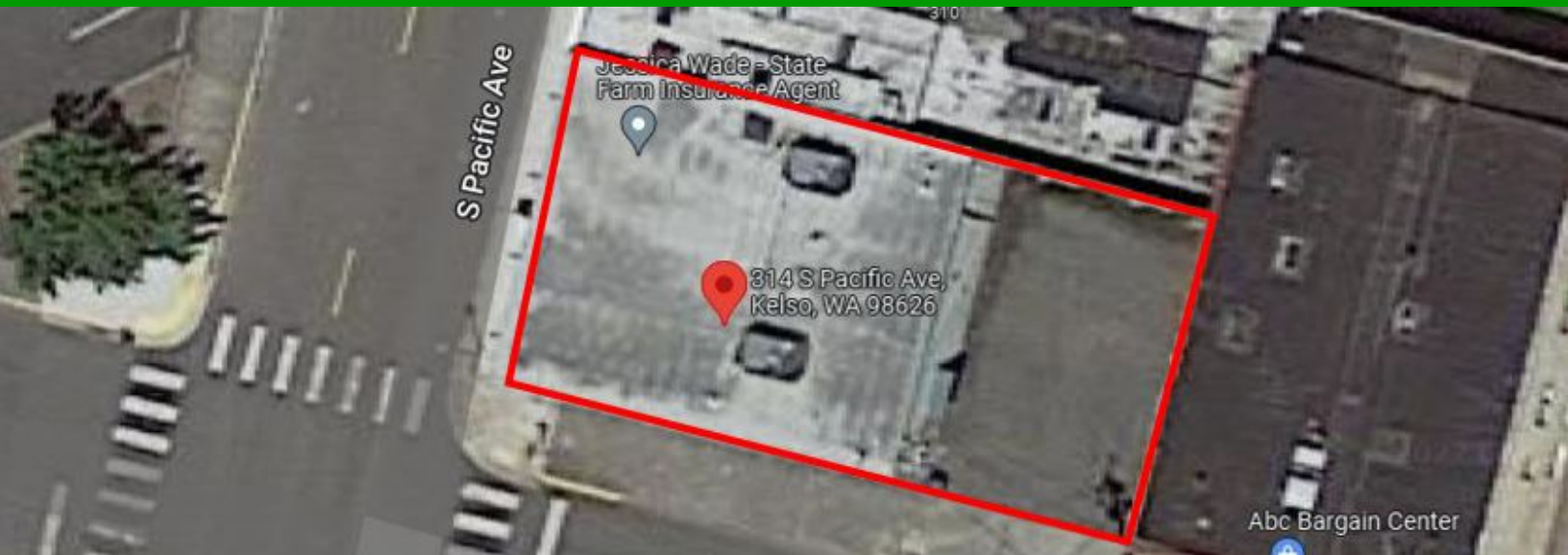
LEASED: \$4,500 + NNN | CAP RATE: 5.7% | YEAR BUILT: 1967 | RENOVATED: 2015

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PROPERTY PHOTOS



DISCLAIMER

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