

# FOR SALE

True Triple Net Lease (NNN)

314 Pacific S  
Kelso, WA 98626

## PROPERTY INFORMATION

PRICE:	\$ 900,000
LEASED:	\$4,500 + NNN
CAP RATE:	5.7%
BUILDING SIZE:	2,950 SQFT
LOT SIZE:	5,001 SQFT
YEAR BUILT:	1967
RENOVATED:	2015
TAX ID:	21170



## PROPERTY HIGHLIGHTS

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.



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.

## CONTACT US!

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## PROPERTY PHOTOS



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