



# FOR SALE

1106 Douglas St  
Longview, WA 98632

**\$1,059,000**

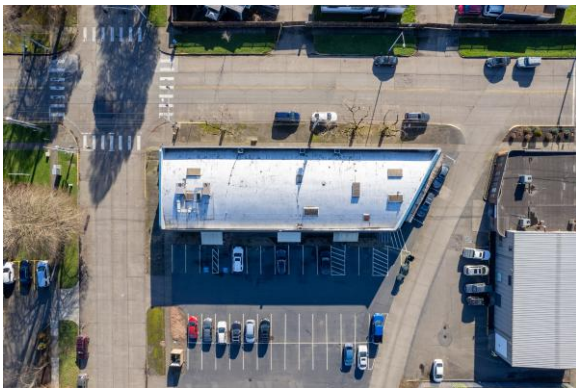


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## ABOUT THE PROPERTY

Great value opportunity in this fully occupied office/medical building. The property offers approximately 12,439 SF on a 20,125 SF lot and is divided into six suites. Positioned on a corner lot, the building provides excellent visibility, multiple signage options, and plus plenty of onsite private parking spaces. A majority of the suites have been tastefully updated within the past decade, and the building has maintained historically low vacancy rates. Potential for rent increases upon lease renewals and currently offered at 7.3% CAP rate, this is an ideal investment for expanding your portfolio or starting your commercial real estate journey. Contact us today for more information.



Address

1106 Douglas St, Longview, WA 98632



Offering Price

\$1,059,000



Price Per SF

\$85.13



Total Land Area

20,125



Building Size

12,439



Parcel(s)

08757



Zoning

O/C – Office/Commercial

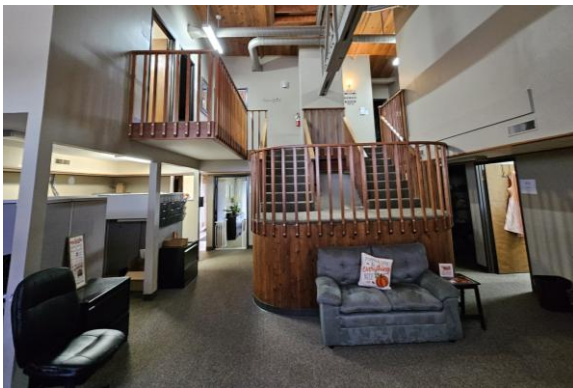


Tenant	Lease Expires	Size	Base Rent	\$/SF	Utilities	Monthly Income
A – LashVxn LLC	02/28/2028	3,141 SF	\$2,200.00	\$0.70	HVAC \$40.00 WSG \$125.00	\$2,365.00
B/C – Adam’s Place	06/30/2027	1,500 SF	\$1,100.00	\$0.73	HVAC \$40.00 WSG \$100.00	\$1,240.00
D – Dr. Richards	12/31/2026	2,194 SF	\$1,000.00	\$0.46	--	\$1,000.00
E – Johnnie Gibson	01/31/2026	460 SF	\$450.00	\$0.98	Electric \$40.00	\$490.00
F - Medtriq Treatment Services	03/31/2026 <i>Option to Ext. 3x 1-Yr</i>	2,045 SF	\$1,550.00	\$0.76	HVAC \$40.00 WSG \$100.00	\$1,690.00
G – Kungpeng Foot Spa	04/30/2028	3,049 SF	\$1,600.0	\$0.52	HVAC \$40.00 WSG \$200.00	\$1,840.00
Total Monthly Income						\$8,625.00
Scheduled Gross Annual Income:		\$103,500.00				
Less: Vacancy Factor (3%):		\$(3,105.00)				
Effective (Adjusted) Gross Income:		\$100,395.00				
EXPENSES						
Property Tax (2025)			\$4,680.00			
Insurance			\$2,798.00			
Landscaping			\$1,038.00			
Repairs & Maintenance			\$3,337.00			
Water/Sewer/Garbage			\$6,488.00			
Electric			\$480.00			
HVAC			\$3,927.00			
Total Expenses			\$22,748.00			
Net Operating Income (NOI)			\$77,647.00			



## PROPOSED BANK FINANCING

Price	\$1,059,000
Price Per Square Foot	\$85.13
Down Payment	\$300,000
Percent Down	28%
Loan Amount	\$759,000
Interest Rate	6%
Term (Years)	25
Monthly Loan Payments	\$4,890.25
Annual Net Cash Flow	\$18,961.00
Debt Coverage Ratio	1.32
Capitalization Rate	7.3%
Gross Rent Multiplier	10.23











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208 Vine St., Kelso, WA

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.

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