



**FOR SALE**

1750 Hudson St.  
Longview, WA 98632

**\$2,298,000**



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## ABOUT THE PROPERTY

Rare opportunity to own this prized property occupied by the original tenant, Key Bank, located in Longview, WA. The tenant recently exercised a 5-year lease extension after having operated at this location for over 24 years! This property is located along Hudson Street & Washington Way, a main arterial thorough in Longview. Positioned blocks away from Lower Columbia College, Triangle Shopping Center and government offices gives this site good traffic counts & excellent walk scores. Offered at 6% CAP rate, making this an excellent addition to your portfolio. Call today for additional details.

	Address	1750 Hudson St. Longview WA 98632
	Offering Price	\$2,298,000
	Price Per SF	\$650.00
	Total Land Area	35,390 SF
	Building Size	3,531 SF
	Building Info	Built 1998, Composition/Shingle Roof, Brick Exterior
	Parcel	3021638
	Zoning	CC - Community Commercial



<b>INCOME</b>	<b>Lease Expires</b>	<b>Base Monthly Income</b>	<b>Total Annual Income</b>
Key Bank	07/31/2028 (1 Option to Extend 5-Years)	\$11,491.67	\$137,900.04
Scheduled Gross Annual Income:			\$137,900.04
<b>EXPENSES</b>			
Expenses are all paid by the tenant directly.			
<b>Net Operating Income (NOI)</b>			<b>\$137,900.04</b>
<b>PROPOSED BANK FINANCING</b>			
Price			\$2,298,000.00
Price Per Square Foot			\$650.00
Down Payment			\$1,580,000.00
Percent Down			53%
Loan Amount			\$1,400,000.00
Interest Rate			6.0%
Term (Years)			25
Monthly Loan Payments			\$9,020.22
Annual Net Cash Flow			\$29,658.00
Debt Coverage Ratio			1.274%
Capitalization Rate			6.0%
Gross Rent Multiplier			16.66





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## Commercial Real Estate

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