

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
i	Building Info	Built 1998, Composition/Shingle Roof, Brick Exterior
	Parcel	3021638
	Zoning	CC - Community Commercial

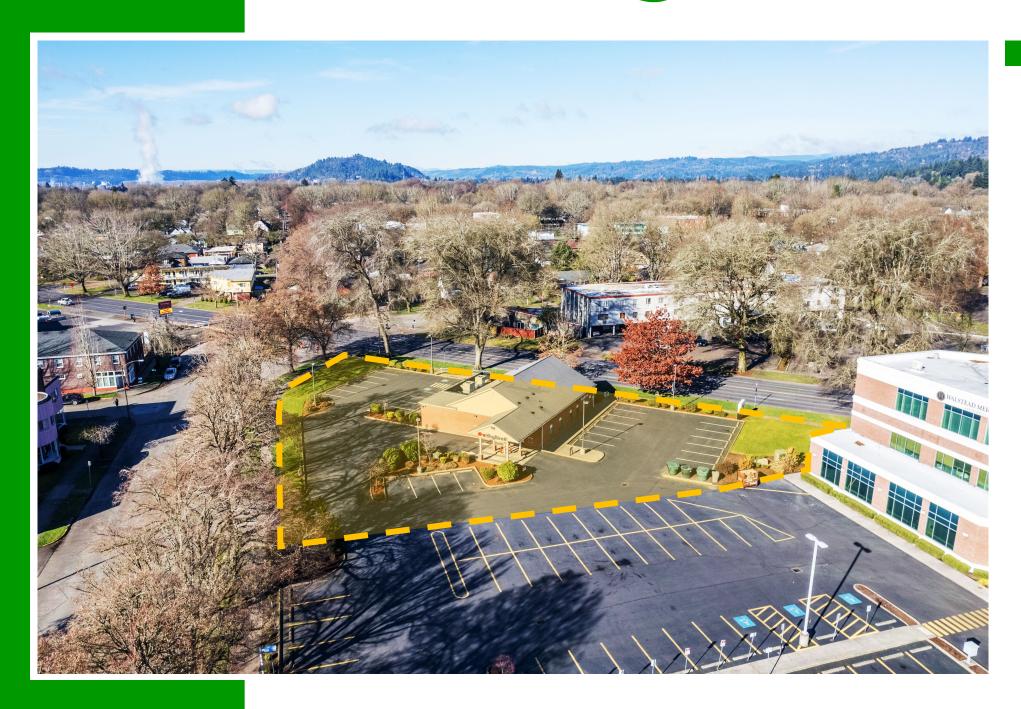


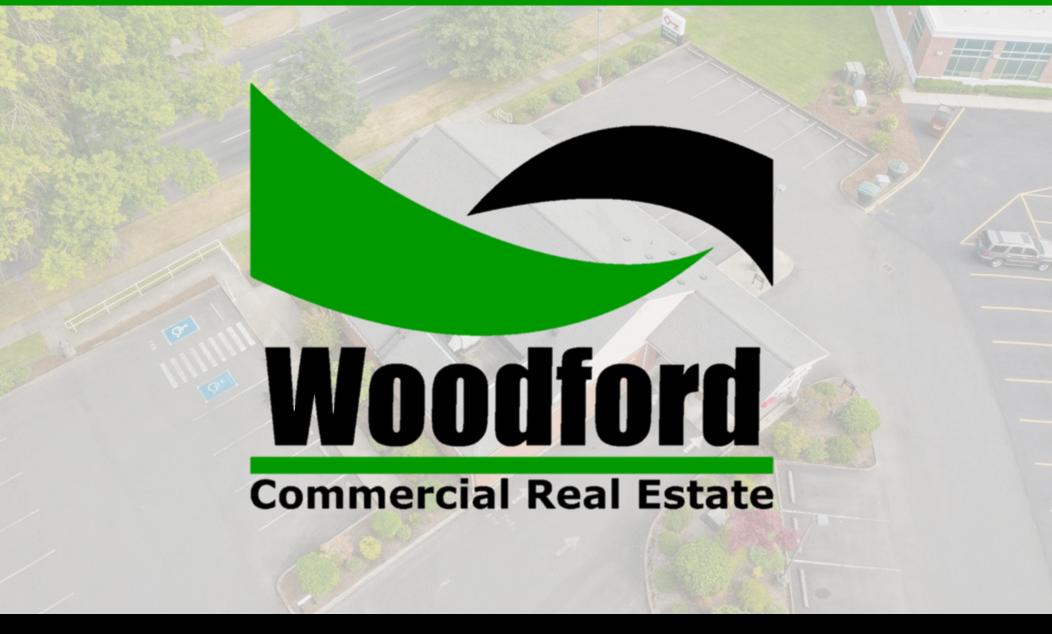






INCOME	Lease Expires	Base Monthly Income	Total Annual Income	
Key Bank	07/31/2028 (1 Option to Extend 5-Years)	\$11,491.67	\$137,900.04	
Scheduled Gr	ross Annual Income:		\$137,900.04	
EXPENSES				
Expenses are all paid by the tenant directly.				
Net Operation	\$137,900.04			
PROPOSED BANK FINANCING				
Price			\$2,298,000.00	
Price Per Squa	re Foot		\$650.00	
Down Paymen	t		\$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 Mu	ıltiplier		16.66	





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208 Vine St., Kelso, WA

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