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ABOUT THE PROPERTY

Ideal income office/retail building now available for sale! This two-story building features approx. 11,562 SF spread over 7 total spaces, has a large parking lot, rear parking easement, and has one of the best corner locations for excellent signage and visibility. A majority of the spaces have been tastefully updated over the past 5 years. This property is offered at a 6.5% CAP Rate with great potential upside. This building has had historically low vacancy and potential for rent increases upon lease renewals. This would make an excellent addition to your portfolio, so call today to get more information on this property.







	Address	711 & 717 Vandercook Way, Longview, WA 98632
\$	Offering Price	\$2,450,000
\$	Price Per SF	\$212.00
7	Total Land Area	21,444 SF +/- Plus Additional Parking Easement in Rear
	Building Size	11,562 SF
i	Building Info	Partial Torch Down Roof (2022), Partial Stucco/Wood/Metal Exterior Updates
	Parcel(s)	2-3850 & 1-0001
	Zoning	CBD - Central Business District









INCOME	Lease Expires	Option to Extend	Size	\$/SF	Monthly Income
711 Vandercook Way					
102 - The Gifted Kitchen	11/30/2025	N/A	1,590 SF	\$1.26	\$2,000.00 + NNN
112 - SW Washington Esthetics Institute (Sublease)	06/30/2031	1 x 5-Year	3,898 SF	\$1.42	\$5,522.17 + NNN
122 - The Jewelers Bench	05/31/2026	2x 5-Year	1,000 SF	\$1.00	\$1,000.00 + NNN
Sign Rental	Мо. То Мо.	N/A	0 SF	N/A	\$300.00
717 Vandercook Way					
110 – Coming Tenant		N/A	925 SF	\$1.25	\$1,150.00 + NNN
120 – King Roofing & Exteriors	01/31/2027	N/A	1,275 SF	\$1.25	\$1,595.00 + NNN
130 - La Paris Salon	09/30/2025	N/A	800 SF	\$1.31	\$1,100.00 + NNN
Second Floor Apt	Mo. to Mo.	N/A	1,200 SF	\$1.67	\$1,400.00

	Total Monthly Income	\$14,067.17
Scheduled Gross Annual Income:		\$168,806.04
Less: Vacancy Factor (5%):		\$(8,440.00)

Effective (Adjusted) Gross Income:

\$160,366.04

EXPENSES

Expenses are all paid by the tenant through NNN.

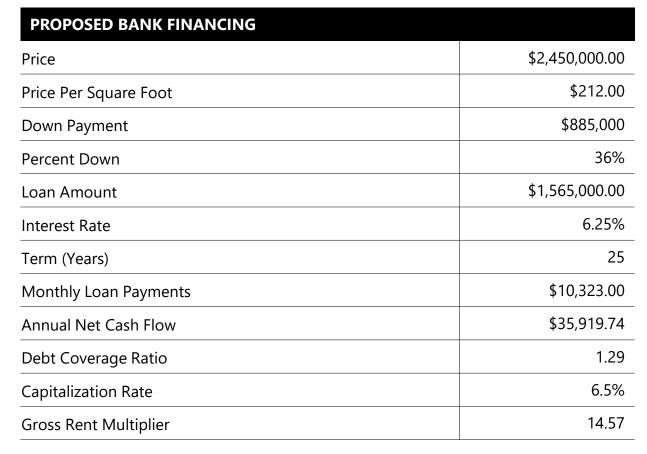
Net Operating Income (NOI)

\$160,366.04























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