



FOR SALE

711 Vandercook Way
717 Vandercook Way
Longview, WA 98632

\$2,450,000



Chris Roewe
Partner/Broker
C. 360.556.5101
chrisroewe@hotmail.com

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



711/717 Vandercook Way, Longview WA 98632



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



Total Land Area

21,444 SF +/- Plus Additional Parking Easement in Rear



Building Size

11,562 SF



Building Info

Partial Torch Down Roof (2022), Partial Stucco/Wood/Metal Exterior Updates



Parcel(s)

2-3850 & 1-0001



Zoning

CBD - Central Business District



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INCOME	Lease Expires	Option to Extend	Size	\$/SF	Monthly Income
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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	Mo. To Mo.	N/A	0 SF	N/A	\$300.00

717 Vandercook Way

110 – FMA Investments	01/31/2025	N/A	925 SF	\$1.19	\$1,100.00 + NNN
120 – Coming Tenant	N/A	N/A	1,275 SF	\$1.25	\$1,595.00 + NNN
130 - La Paris Salon	09/30/2025	N/A	800 SF	\$1.31	\$1,050.00 + NNN
Second Floor Apt	Mo. to Mo.	N/A--	1,200 SF	\$1.67	\$1,400.00

Total Monthly Income	\$13,967.17
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Scheduled Gross Annual Income: \$167,606.04

Less: Vacancy Factor (5%): \$(8,380.30)

Effective (Adjusted) Gross Income: \$159,225.74

EXPENSES

Expenses are all paid by the tenant through NNN.

Net Operating Income (NOI) \$159,225.74

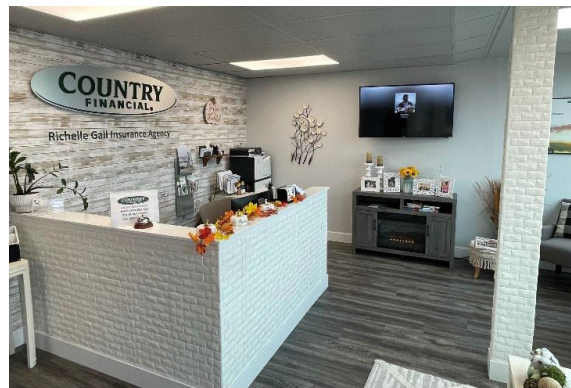


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PROPOSED BANK FINANCING

Price	\$2,450,000.00
Price Per Square Foot	\$212.00
Down Payment	\$885,000
Percent Down	36%
Loan Amount	\$1,565,000.00
Interest Rate	6.25%
Term (Years)	25
Monthly Loan Payments	\$10,323.00
Annual Net Cash Flow	\$34,729.60
Debt Coverage Ratio	1.28%
Capitalization Rate	6.5%
Gross Rent Multiplier	14.62







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Commercial Real Estate



woodfordcre.com



chrisroewe@hotmail.com



(P)360.501.5500



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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