



# FOR SALE

711 Vandercook Way  
717 Vandercook Way  
Longview, WA 98632

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**\$2,450,000**



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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**



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**



| 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  | 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 - Edward Jones    | 08/31/2029 | Yes   | 1,275 SF | \$1.25 | \$1,593.75 + 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       |

|                             |  |  |  |  |                     |
|-----------------------------|--|--|--|--|---------------------|
| <b>Total Monthly Income</b> |  |  |  |  | <b>\$13,965.92*</b> |
|-----------------------------|--|--|--|--|---------------------|

Scheduled Gross Annual Income: \$167,591.04

Less: Vacancy Factor (5%): \$(8,379.55)

**Effective (Adjusted) Gross Income: \$159,241.49**

### EXPENSES

Expenses are all paid by the tenant through NNN.

**Net Operating Income (NOI) \$159,241.49**



| <b>PROPOSED BANK FINANCING</b> |                |
|--------------------------------|----------------|
| 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           | \$35,365.49    |
| Debt Coverage Ratio            | 1.28%          |
| Capitalization Rate            | 6.5%           |
| Gross Rent Multiplier          | 14.62          |









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## Commercial Real Estate

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