

Exclusively Offering



\$1,200,000

520-530 7th Avenue, Longview, WA 98632

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Overview & Information

Property Demographics

Package Price:	\$1,200,000
Tax ID:	08392 & 0839302
Price Per Square Foot: (Building)	\$200
CAP Rate:	6.9%



520 7th Avenue	08392
Price:	\$200,000
Total Lot Size (SF):	29,304 SF

530 7th Avenue	0839302
Price:	\$1,000,000
Total Lot Size (SF):	26,289 SF
Total Building Size (SF):	5,000 SF
Roof Type:	Flat
Exterior:	Concrete/Wood
Year Built	2006



Property Features:

Quality investment property on the Wal-Mart outparcel with lots of potential upside now available. This property features a 5,000 SF building that sits on a 26,000 SF lot with a drive-thru and has multiple long term tenants in place. The adjacent 29,000 SF lot is included in the sales price and holds a lot of potential for future development. This property features an abundance of parking for existing and future potential needs, has high visibility, and shadow-anchored by Wal-Mart along with Home Depot. This property would make an excellent addition to your portfolio. Call today for additional details or to schedule your private tour.



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Property Income & Expenses

Schedule of Current Monthly Rents

Tenant	Suite	SQFT	Lease Expiration	Base Monthly Income	Triple Net Lease
1051 14th Avenue:					
TJ's Soul Snacks	A	1,662	11/30/2024	\$2,500	Yes
Coming Tenant	B	1,096	TBD	\$1,100	Yes
Coming Tenant	C	925	TBD	\$1,000	Yes
Oyster Bay Group, Inc.	D	1,324	1/31/2024	\$1,407	Yes
Total		5,000		\$6,007	

Income

Scheduled Gross Annual Income:	\$72,084
Less: Vacancy Factor (3%):	(\$2,162)
Effective (Adjusted) Gross Income:	\$69,921

Expenses

Expenses	% of AGI	Annual Budget
Water, Sewer, Storm, & Garbage	All expenses passed through to Tenants.	
Repairs/Maintenance		
Landscaping	-	-
Insurance	-	-
Property Taxes	-	-
Total Expenses	-	-

Total Est. Net Operating Income: \$69,921



Current Financial Indicators

Capitalization Rate	6.9%
Gross Rent Multiplier	17.2%



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