

MEINEKE WHITE CENTER BUILDING

1704 SW ROXBURY ST | SEATTLE, WA

FOR SALE

2,130 SF BLDG
8,350 SF LAND

FANTASTIC 1031 TAX EXCHANGE OPPORTUNITY



SALE INFO

Available:	2,130 SF
Sale Price:	\$815,000
Land Size:	8,350 SF
Year Built:	1949/1985
NOI:	\$44,676
Cap Rate:	5.4%
Loading:	3 Grade-level doors
Clear Height:	12'-15'

Contact broker for more info/showing
Please do not disturb tenant



PROPERTY HIGHLIGHTS

- Great 1031 Tax exchange opportunity
Currently leased to Meineke Car Services
- Lease runs through April of 2025, with 2% annual bumps
- Tenant pays property taxes directly, and includes monthly property insurance payments with the monthly lease payments
- Shop is very busy, one of the best performers year after year



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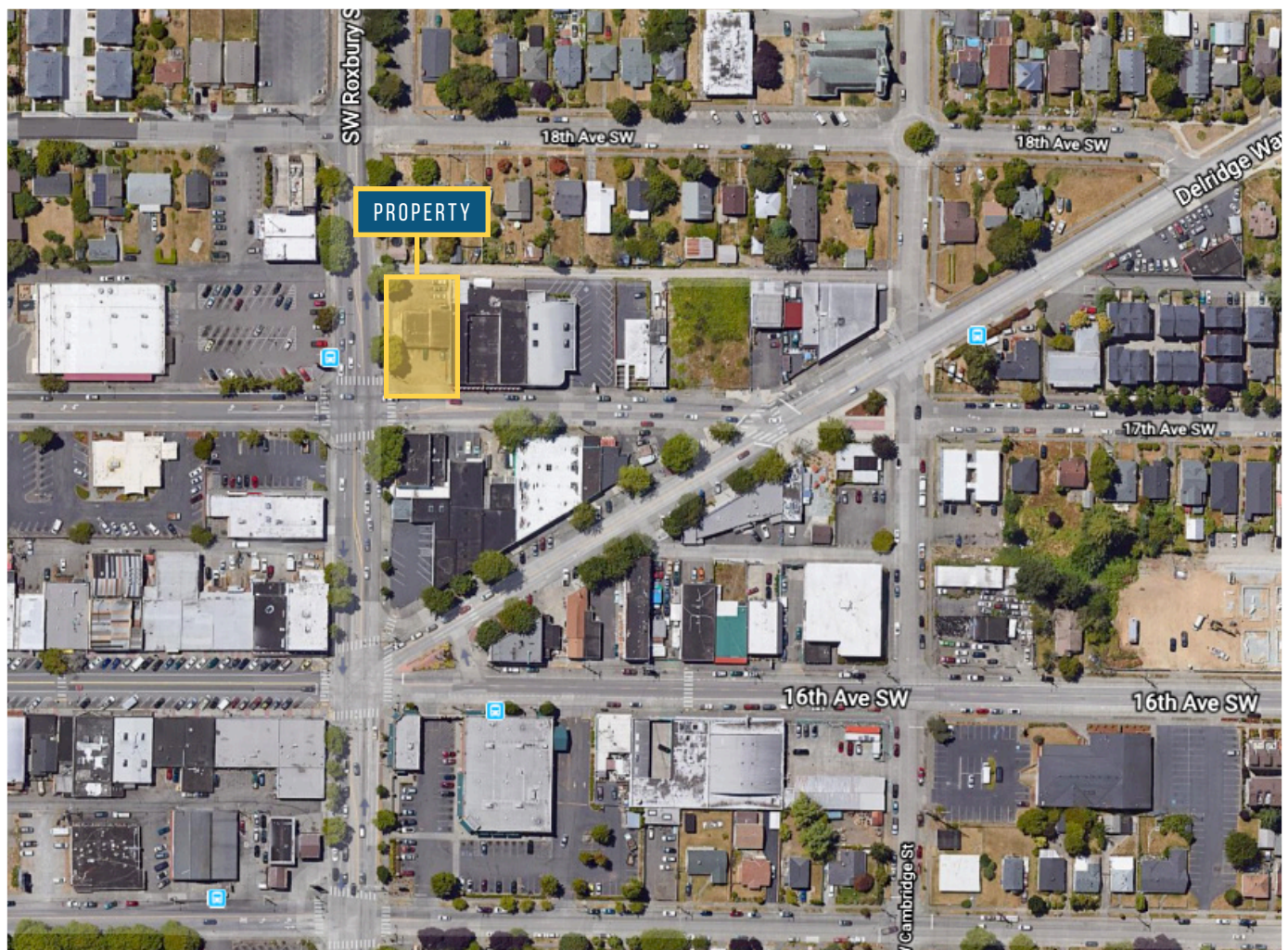
All square footage references are approximate.
The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

MEINEKE WHITE CENTER



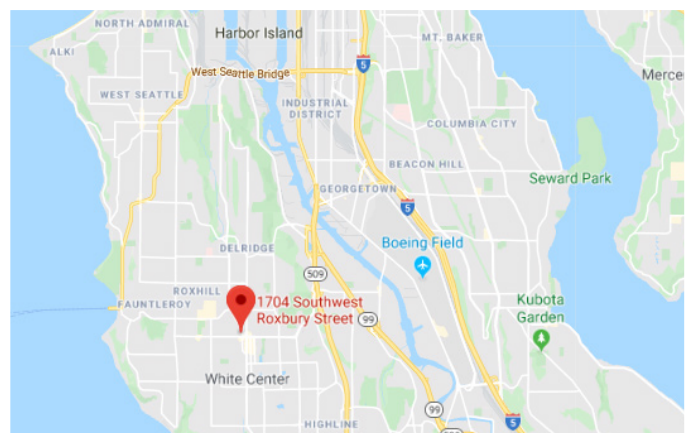
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NEIL WALTER
COMPANY



DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	21,658	107,832	280,760
2024 Population:	22,852	114,561	302,314
Pop Growth 2019-2024:	5.51%	6.24%	7.68%
Households	1 Mile	3 Mile	5 Mile
2019 Total Households:	8,224	41,397	107,102
HH Growth 2019-2024:	4.96%	5.81%	7.39%
Median Household Inc:	\$63,377	\$71,642	\$70,247



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