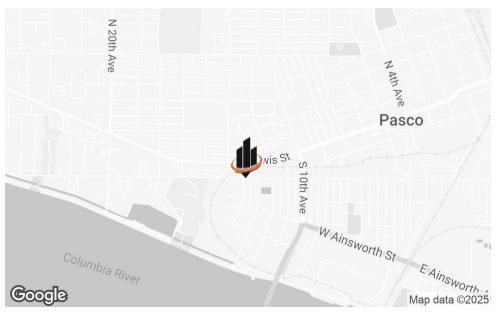


#### PROPERTY SUMMARY





SALE PRICE:	\$1,050,000
LEASE RATE:	\$11.00/SF/YR or \$5,834/mo
NUMBER OF UNITS:	2
AVAILABLE SF:	6,364 SF
BUILDING SIZE:	9,810 SF
LOT SIZE:	0.44 Acres
YEAR BUILT/RENOVATED:	1978/2024
PRICE/SF:	\$117
ZONING:	C-3
A DAL-	11000074



#### PROPERTY DESCRIPTION

Multi-tenant Flex building now available for Sale. The building is demised into two separate suites, both with full interior recently renovated. Newer HVAC, newer breaker panels in each suite, and 27 parking spaces with fenced drive through laydown yard in rear of building. Spaces have separately metered water and electricity. Great A St. Pasco location with close access to Hwy 395 and Hwy 397. Various uses possible under C-3 zoning. Excellent opportunity for an owner-user to occupy Suite B with income from Suite A.

#### PROPERTY HIGHLIGHTS

- Newly Renovated
- Close access to Hwy 397 and Hwy 395
- · A St. Frontage

### **SPACE HIGHLIGHTS**



#### SUITE A

- Storefront entrance
- Front Roll-up door
- ±154 SF finished Office space
- ±3.292 SF Warehouse
- Newer breaker panel & 3-phase power
- Bathroom located in suite

#### SUITE B

- ±6,364 SF suite featuring store front entrance with retail glass windows
- ±2,349 SF Office/Retail area
- Restrooms (2), Kitchen/Breakroom, Private Office
- ±4,015 SF Warehouse
- Dock-high loading dock/roll-up door in back
- New breaker panels

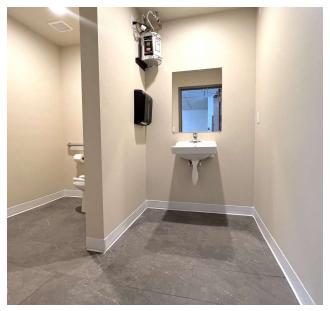


# **SUITE A - ±3,446 SF**











# **SUITE B - ±6,364 SF**















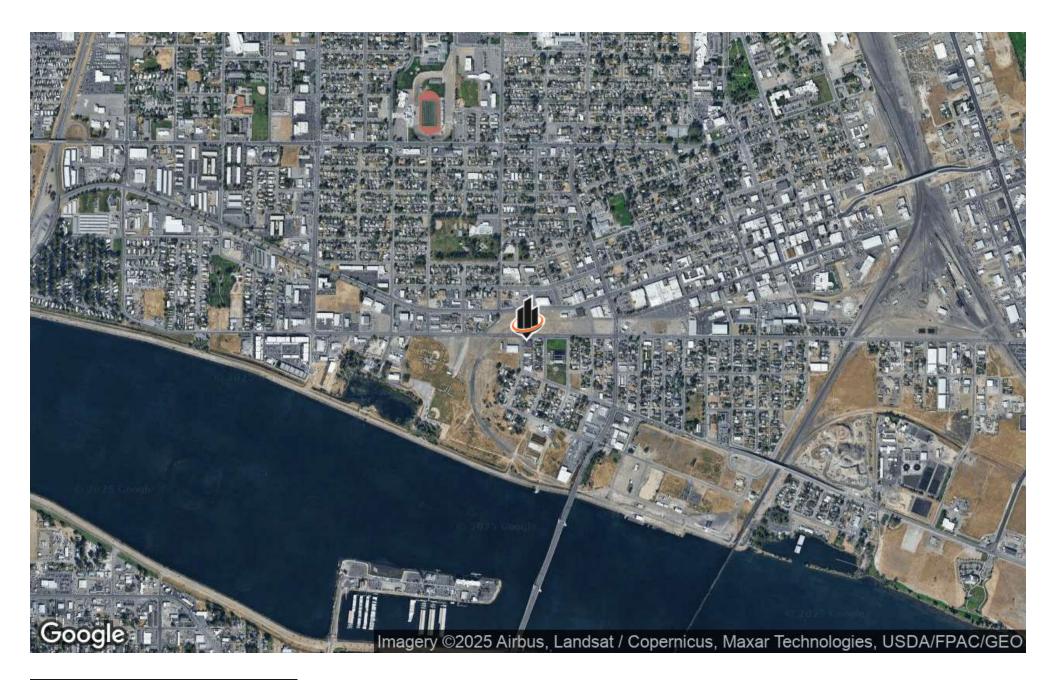




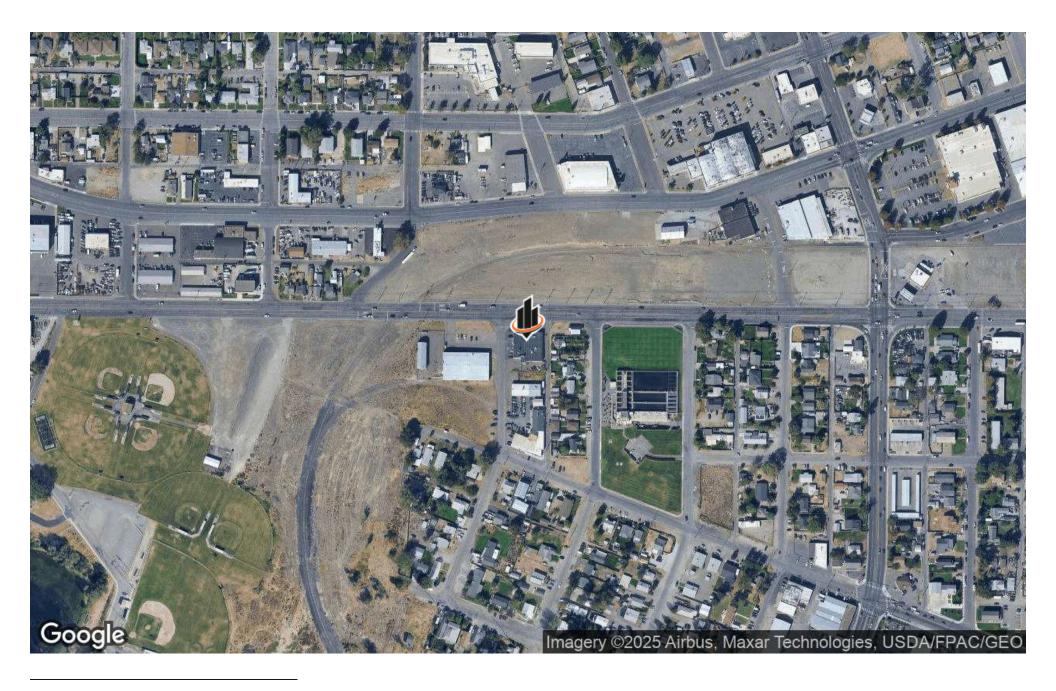




## **REGIONAL MAP**



## **LOCATION MAP**



## **AERIAL MAP**





## **INCOME & EXPENSES**

### **INCOME SUMMARY**

SUITE A - MWM AUTO	\$36,000
VACANCY SUITE B (PROFORMA)	\$70,004
VACANCY COST	(\$3,600)
GROSS INCOME	\$102,404
EXPENSES SUMMARY	
PROPERTY TAX	\$7,986
INSURANCE	\$4,270
OPERATING EXPENSES	\$12,256
NET OPERATING INCOME	\$90,148

## **RENT ROLL**

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
А	MWM Auto	3,446 SF	35.13%	11/1/2025	\$10.45	-	\$36,010.70	11/1/2022	10/31/2025	Three 3 yr Options, 3% annual escalations
В	Vacant	6,364 SF	64.87%	-	-	\$11.00	-	-	-	-
TOTALS		9,810 SF	100%		\$10.45	\$11.00	\$36,010.70			
AVERAGES		4,905 SF	50%		\$10.45	\$11.00	\$36,010.70			

Enter comments here...

### **AREA ANALYTICS**

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,055	65,326	136,026
AVERAGE AGE	33	34	35
AVERAGE AGE (MALE)	32	33	35
AVERAGE AGE (FEMALE)	33	35	36

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,302	20,735	45,024
PERSONS PER HH	3.3	3.2	3
AVERAGE HH INCOME	\$71,720	\$78,897	\$97,693
AVERAGE HOUSE VALUE	\$193,350	\$281,518	\$342,829
PER CAPITA INCOME	\$21,733	\$24,655	\$32,564

Map and demographics data derived from AlphaMap

