

EVERGREEN BUILDING

18021-23 15th Ave NE

Shoreline, WA 98155



*More pictures available.

LISTING DETAILS

Evergreen Office Building (2 Floors)

Rentable SF	4800 SF
Asking	\$3,900,000
NOI	\$182,957.76
Total Expense	\$32,565.19
Cap Rate	4.691%

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Looking for a prime commercial real estate investment in Western Washington? Check out our fully renovated and leased 4 suite building in the North City business district, zoned commercial, and highly visible from 15th Ave NE. With a new roof and 3 HVAC units, granite entries, video surveillance, security system, 400SF shed, this building is efficient and secure. Plus, it's located at the highest point in Shoreline and has a large parking lot with 18 spaces with overflow parking at St. Marks church. Location about a block from the new light rail station at 185th. Don't miss out on owning the nicest office building in Shoreline.

PROPERTY HIGHLIGHTS

Office: General

Size: 2400SF

Land: 15419 SF

Parcel 6163900593 King Co Valuation 486500 8219SF

Parcel: 6163900592 King Co Valuation 396000 7200SF

INCOME

Scheduled Base Rent Income \$ 215,522.95

*Includes Expense Reimbursement (NNN) Income

- CAM

- Insurance

- Taxes

Effective Gross Revenue \$ **215,522.95**

EXPENSES

Auto	\$ 843.77
Fuel	\$141.39
Licenses & Permits	\$ 60.00
Dues&Subscriptions	\$191.20
Insurance	\$ 1,809.00
Maintenance	\$ 2,515.15
Operating Expense	\$ 1,002.25
Office Expense	\$765.00
Rental Equipment	\$ 154.34
Repairs	\$ 1052.21
Real Estate Taxes	\$ 12,767.34
Total Expenses	\$ 32,565.19

Net Operating Income (NOI) \$ **182,957.76**