



## Mixed Use Building For Sale

# 148 Woods St, Monroe, WA 98272

### Asking Price

## \$1,390,000

### Building Highlights

- Building Size: 3,000 SF – 4 suites
- Land Size: 9,723 SF corner location
- Built: 1950 and remodeled since
- Current Tenants: 4

### Financial

Suite 1: \$2,000/month  
 Suite 2: \$2,000/month  
 Suite 3: \$2,000/month  
 Suite 4: \$1,600/month  
 Garage: \$500/month

**GROSS: \$8,100/MONTH**

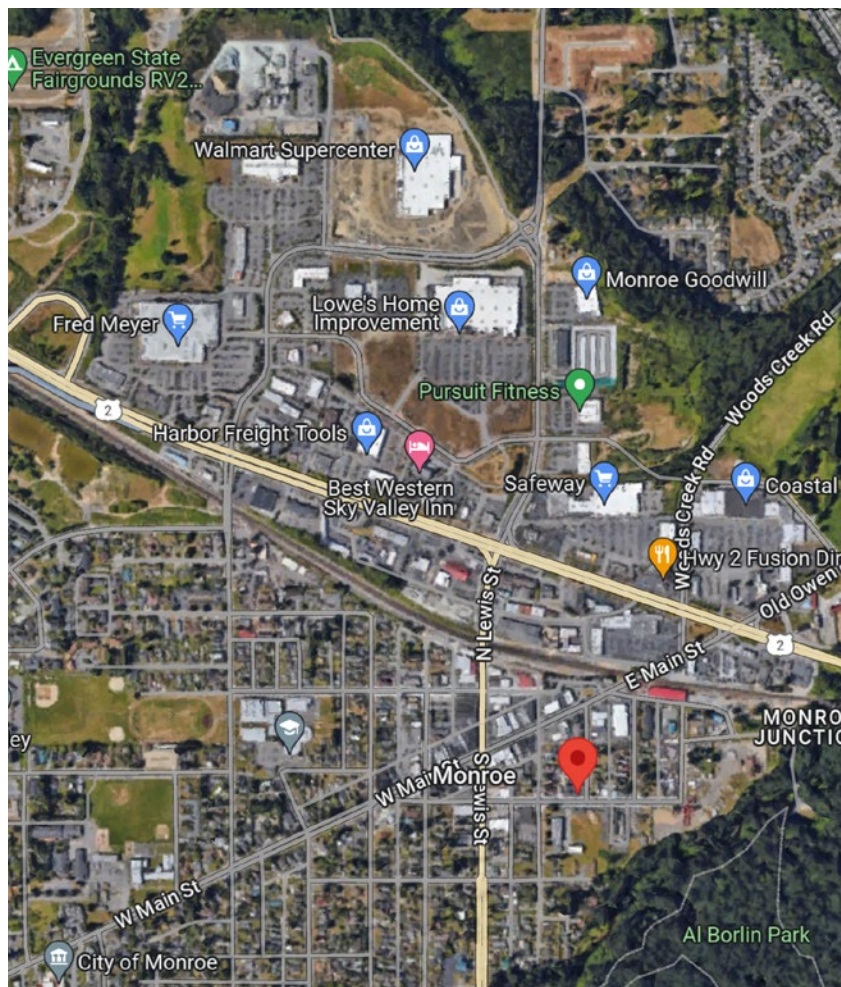
**ANNUAL INCOME: \$97,200**

5% Vacancy: (\$4,860)

Annual Expenses: (\$9,000)

NOI: \$83,340

Cap Rate: 6%





**Arvin Vander Veen, SIOR**  
arvin.vanderveen@colliers.com  
+ 1 206 295 2740



**Joe Riley**  
joe.riley1@cbre.com  
+ 1 206 743 2432