



K-12 ACADEMIC CAMPUS FOR SALE \$2,700,000

611 W COLUMBIA ST + 120 S 5TH AVE
PASCO, WA 99301

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NAITri-Cities

89 Gage Blvd
Richland, WA 99352
509.943.5200 | <https://naitri-cities.com>

PROPERTY SUMMARY

611 W COLUMBIA ST + 120 S 5TH AVE PASCO, WASHINGTON 99301

PROPERTY OVERVIEW

MLS 284669 Introducing a lucrative investment opportunity in Pasco, WA, at 611 W Columbia St + 120 S 5th Ave. This $\pm 8,100$ SF building, constructed in 1960 and zoned Commercial General, presents an attractive option for the discerning Special Purpose/School investor. Featuring a \$700K renovation and a solid lease in place, this property offers stability and long-term potential for investors seeking a secure and rewarding opportunity in the Pasco area.

To learn more about the tenant visit - www.esd123.org

PROPERTY HIGHLIGHTS

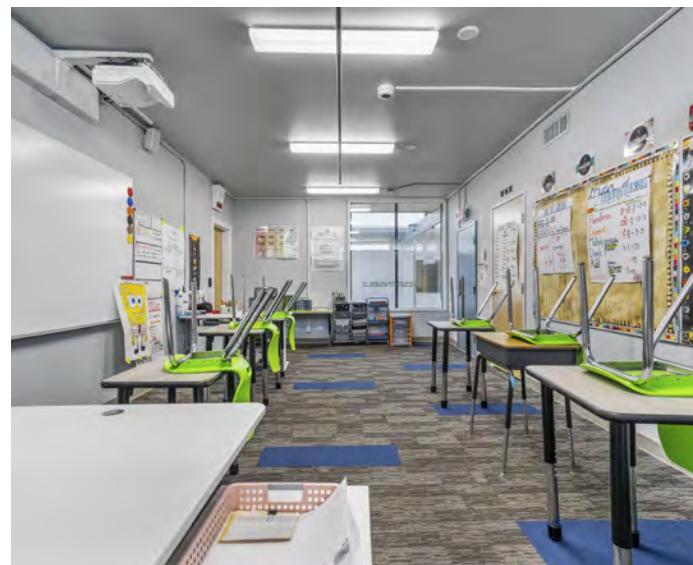
- ADA accessible
- Major Renovation
- New 10-year roof
- New HVAC units
- New floor covering
- Fire-rated doors
- Interior & Exterior paint
- New windows
- Secured entry
- Private Parking
- New LED lighting throughout
- AGENT OWNED
- ADT: $\pm 32,928$



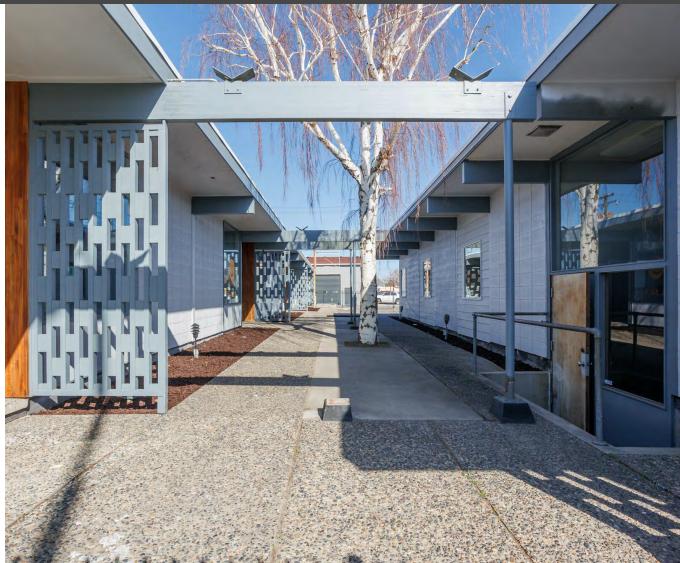
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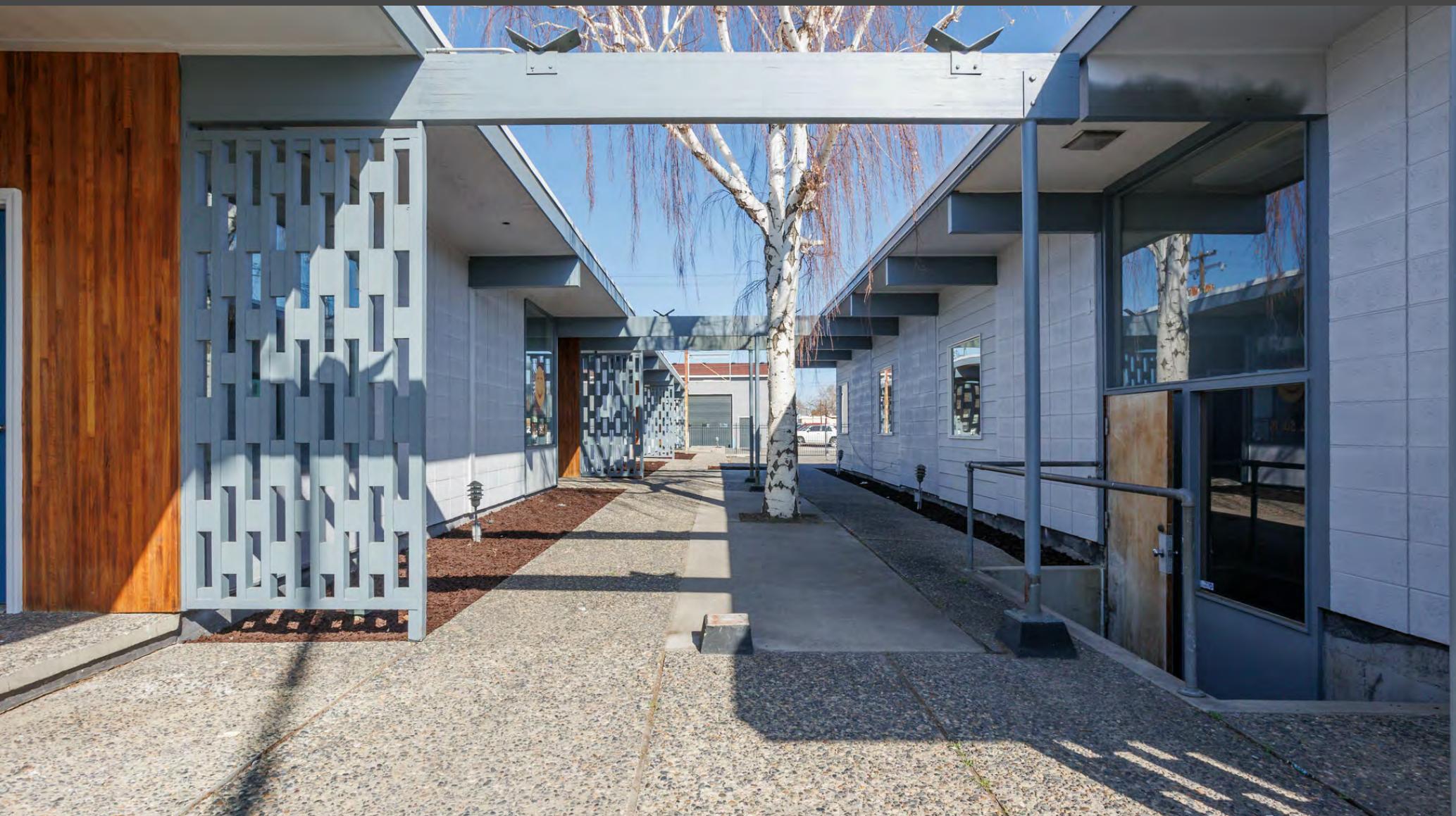
PHOTOS



EXTERIOR PHOTOS



ADDITIONAL PHOTOS



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FINANCIAL SUMMARY



INVESTMENT OVERVIEW

Price	\$2,700,000
Price per SF	\$25.95
Price per Unit	\$2,700,000
CAP Rate	6.62%
Total Return (yr 1)	\$178,640

OPERATING DATA

Gross Scheduled Income	\$210,242
Total Scheduled Income	\$210,242
Gross Income	\$210,242
Operating Expenses	\$31,602
Net Operating Income	\$178,640
Pre-Tax Cash Flow	\$178,640

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11,111	128,399	229,996
Average Age	32	35	36
Average Age (Male)	32	34	36
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,197	42,397	80,462
# of Persons per HH	3.5	3	2.9
Average HH Income	\$72,460	\$95,519	\$105,900
Average House Value	\$192,749	\$336,558	\$375,491

Demographics data derived from AlphaMap

