

FOR SALE

KEY COMPOUNDING PHARMACY BUILDING

530 S 336th St Federal Way, WA 98003



Sale Price

\$3,400,000

OFFERING SUMMARY

Building Size:	12,601 SF
Lot Size:	1.6 Acres
Number of Units:	3
Cap Rate:	6.22%
NOI:	\$211,323
Year Built:	1981
Zoning:	OP

PROPERTY OVERVIEW

Great NNN Medical Investment Property at 530 S 336th St, Federal Way, WA. This 12,601 SF medical office building is occupied by a Compounding Pharmacy, Dental Practice, and an Esthetician (See Rent Roll on Pg. 2). Built in 1981, the property is well-maintained and updated. See highlights below.

PROPERTY HIGHLIGHTS

- NNN Medical Investment Property
- Abundant Parking (52 Parking stalls / 4 per 1,000)
- Tenants enjoy Lobby Entrance + private exit door
- Generous Waiting Rooms
- Call Brokers for more information

Steve Comstock, CCIM

206 380 4074

steve@comstockventurescorp.com

Bob Fredrickson, CCIM

206 595 7232

bfredrickson@cbcworldwide.com



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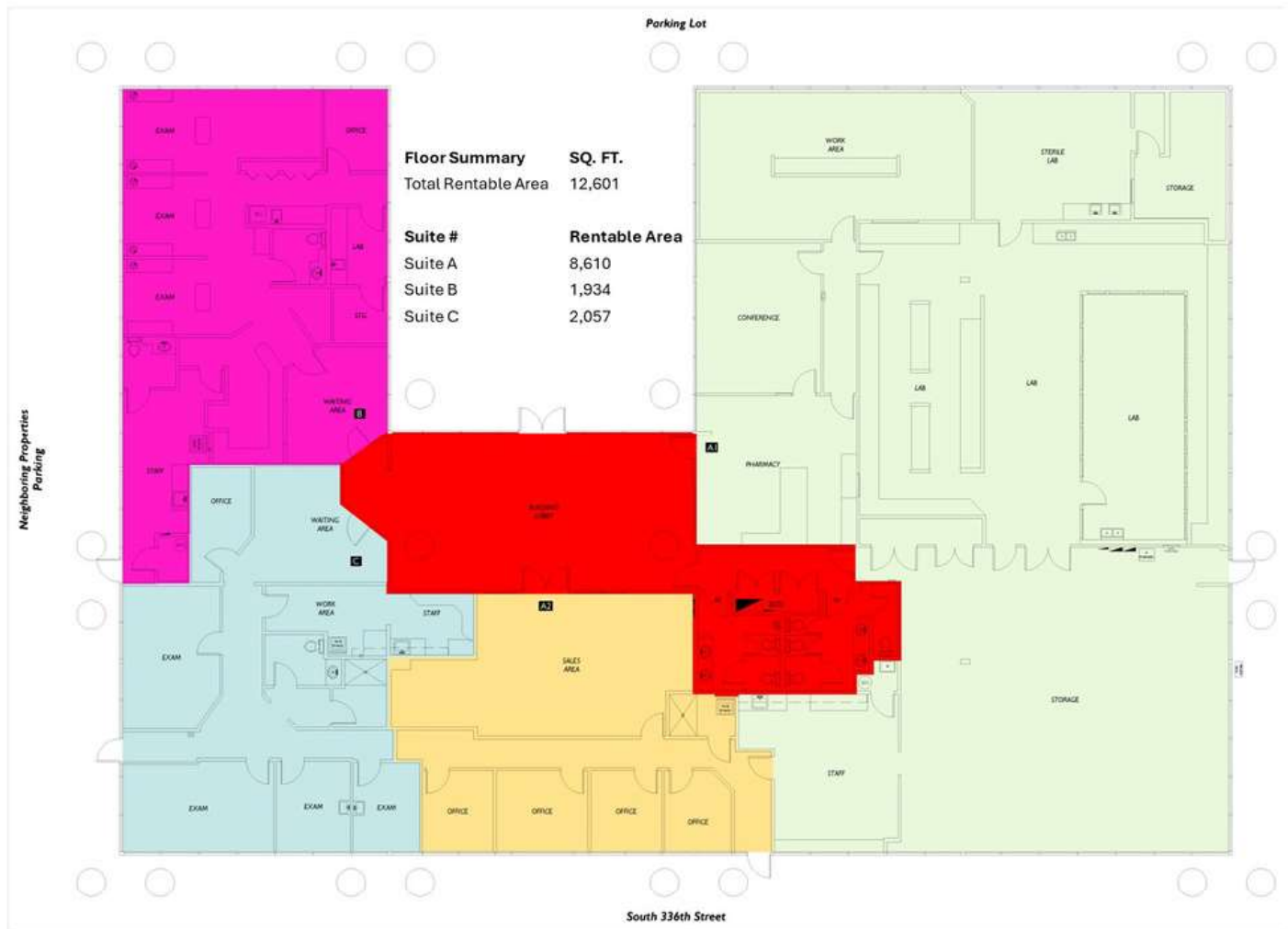
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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	PRICE / SF / MONTH	ANNUAL RENT	MONTHLY RENT	LEASE START	LEASE END
Suite A	Key Compounding Pharmacy	8,610 SF	\$17.04	\$1.42	\$146,724	\$12,227	7/1/2024	6/30/2029
Suite B	Dan Taggart. DDS	1,934 SF	\$17.45	\$1.45	\$33,744	\$2,812	9/1/2024	8/31/2029
Suite C	Forever Beauty, LLC	2,057 SF	\$15.00	\$1.25	\$30,855	\$2,571	4/1/2022	3/31/2032
TOTALS			12,601 SF	\$49.49	\$4.12	\$211,323	\$17,610	

AVERAGES	4,200 SF	\$16.50	\$1.37	\$70,441	\$5,870
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LOAN QUOTE

Investor Loan	Option 1	Option 2
Guaranty Type	Full Recourse	Full Recourse
Loan Amount	\$1,878,000	\$1,916,000
Loan to Value	75% Max LTV	75% Max LTV
Interest Rate	6.20%	5.99%
Loan Term	10 Year Term Fixed For 5	10 Year Term Fixed For 5
Amortization	25 Year	25 Year
Prepayment Penalty	Step Down	Step Down

Please note the above terms are based upon the provided Offering Memorandum.

Available terms as of 07/01/2024

Rates are subject to change at any time

Not a commitment to lend

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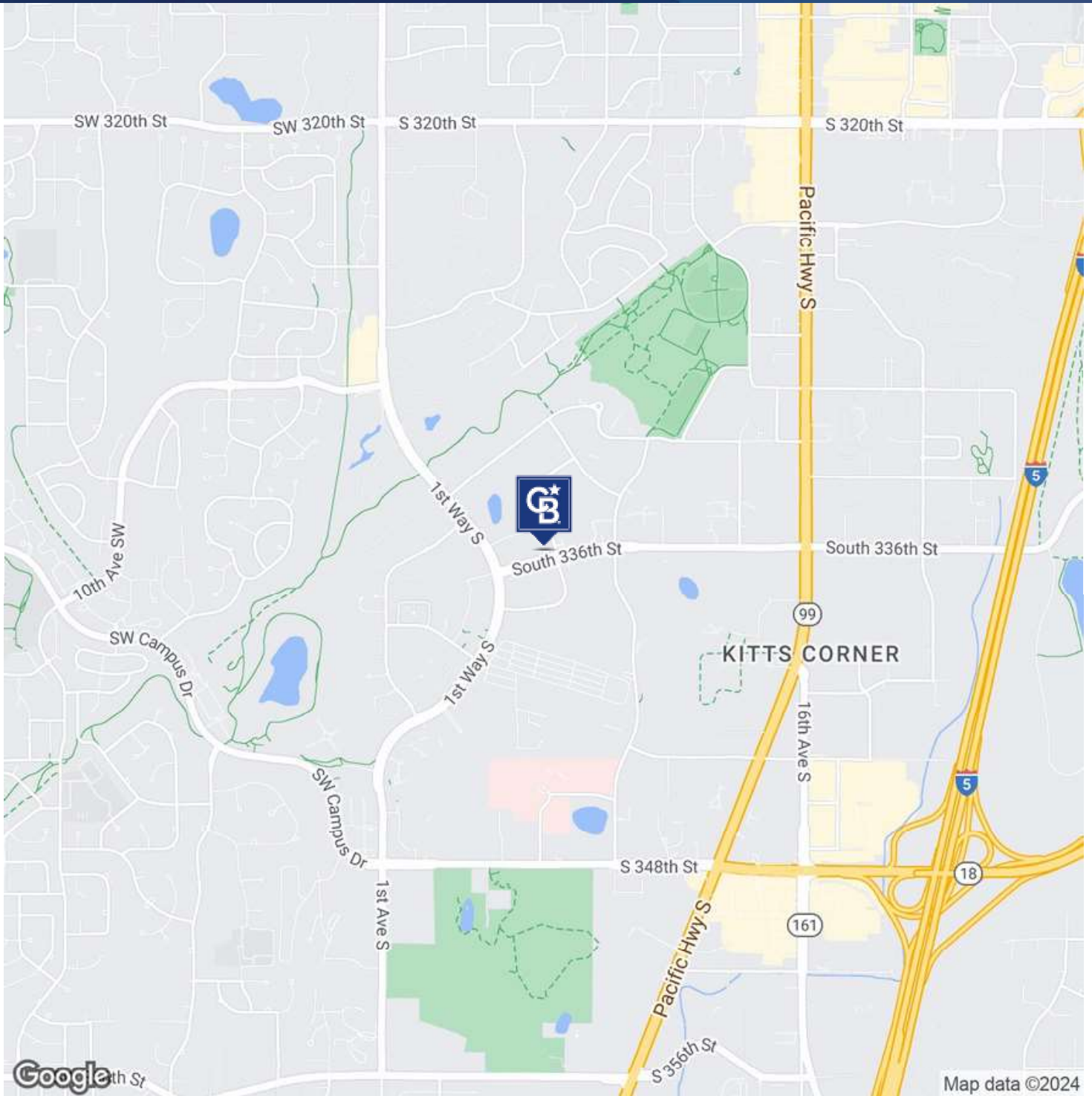


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