

# 4606 BRIDGEPORT WAY W | SUITE C Single Tenant Medical Investment Opportunity

FOR SALE | 4606 BRIDGEPORT WAY W | SUITE C | UNIVERSITY PLACE, WA

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### **FOR SALE**

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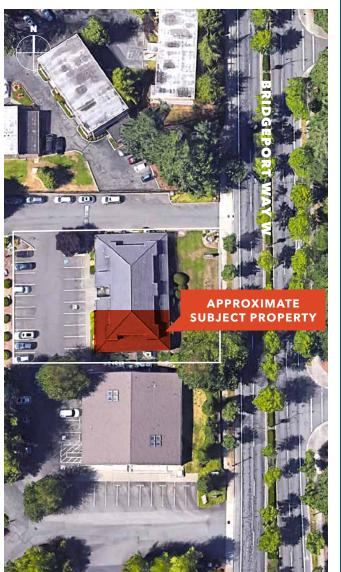
#### SINGLE TENANT MEDICAL INVESTMENT OPPORTUNITY

Tenant	Physical Therapy Building Assoc LLC		
Building	Total: 2,214 SF First: 1,674 SF Second: 546 SF		
Land	11,392 SF		
Year Built	1988/2017 remodel		
Zoning	NC, Neighborhood Commercial		
Occupancy	100% leased		
Monthly Rent	\$3,655 / \$19.81 PSF/Yr		
Lease Start Date	January 1, 2015		
Lease Exp. Date	December 31, 2026 with two, five year options at market, but not less than previous rate plus 3%		
Landlord Responsibility Insurance	\$450 per year		
Parking	27 stalls		
Parcel Number	2651500030		
Purchase Price	\$690,000		
Cap Rate	6.5%		
Touring	Please do not disturb tenant		

Neighboring Condo is currently on the market for sale and can be acquired.

#### DEMOGRAPHICS

2020	1 Mile	3 Miles	5 Miles
Population	16,752	95,847	251,504
Median HH Income	\$84,076	\$70,758	\$71,791



\$42,343 NET OPERATING INCOME

6.5% CAP RATE

### \$690,000 ASKING PRICE

\$318.00 Nra \$/5f

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