



4606 BRIDGEPORT WAY W | SUITE C

Single Tenant Medical Investment Opportunity

FOR SALE

4606 Bridgeport Way W, Suite C

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

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 \$/SF

BEN NORBE

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km Kidder Mathews

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