

FOR SALE

1846 Terminal Dr

1846 TERMINAL DR

Richland, WA 99354

PRESENTED BY:

SCOTT SAUTELL

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WA #109003



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|-----------|
| SALE PRICE: | \$995,000 |
| BUILDING SIZE: | 7,600 SF |
| LOT SIZE: | 43,560 SF |
| PRICE / SF: | \$130.92 |
| CAP RATE: | 7.76% |
| NOI: | \$77,164 |
| YEAR BUILT: | 2001 |

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PROPERTY OVERVIEW

2001 built office/warehouse building with fenced laydown yard. Currently set up as an executive office suite building. Office portion is 5,000 sf and has waiting area, large reception desk, 12 offices, kitchen, restrooms and private deck off second floor. Warehouse is 2,500 sf and has 3 offices, mezzanine storage and a restroom.

Current monthly income results in \$106,800 per year. Expenses are \$29,636. Leases are year to year but can be broke by owner with 60 day notice upon a sale. Land is leased from Port of Benton for \$383/month

PROPERTY HIGHLIGHTS

- 5,000 sf office space
- 12 offices
- 2,500 sf warehouse
- Two roll up doors

ADDITIONAL PHOTOS



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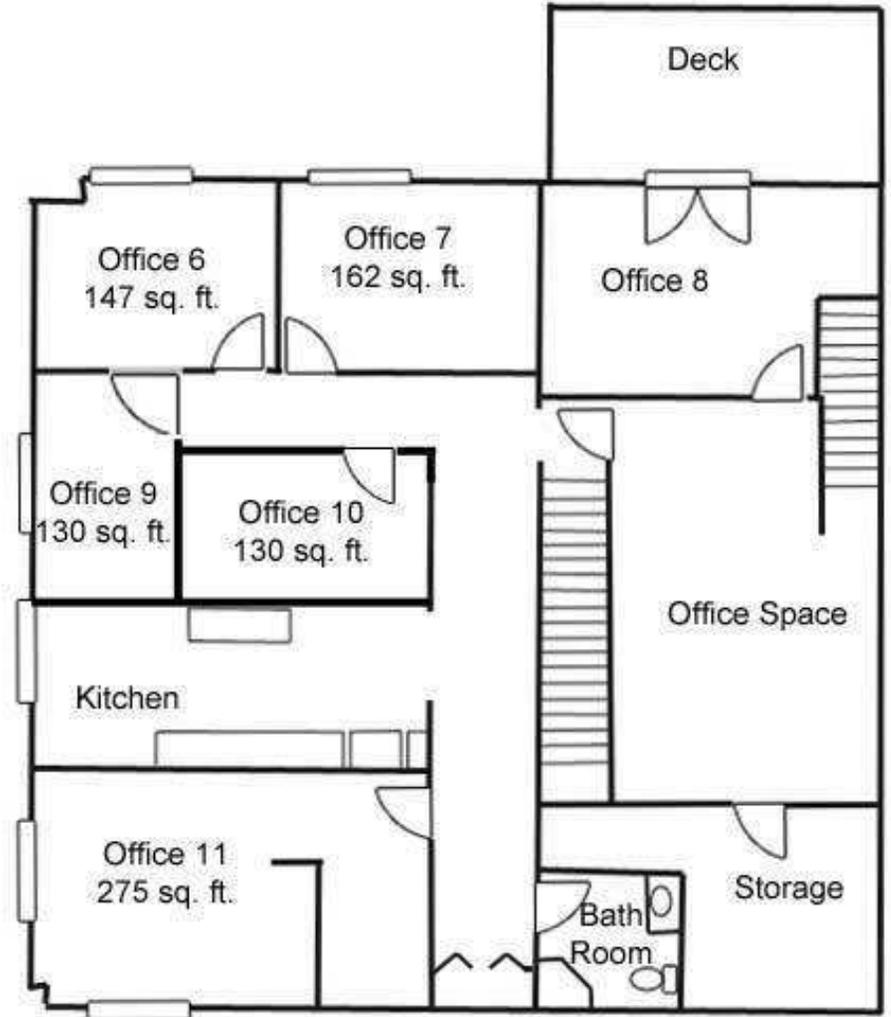
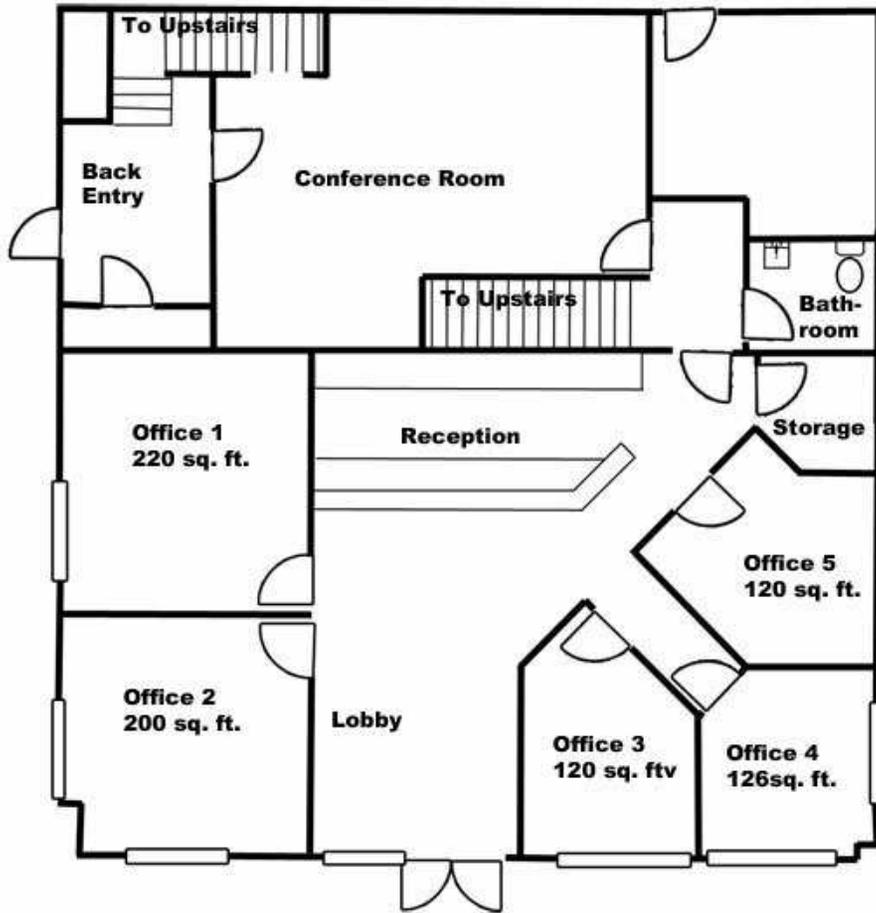


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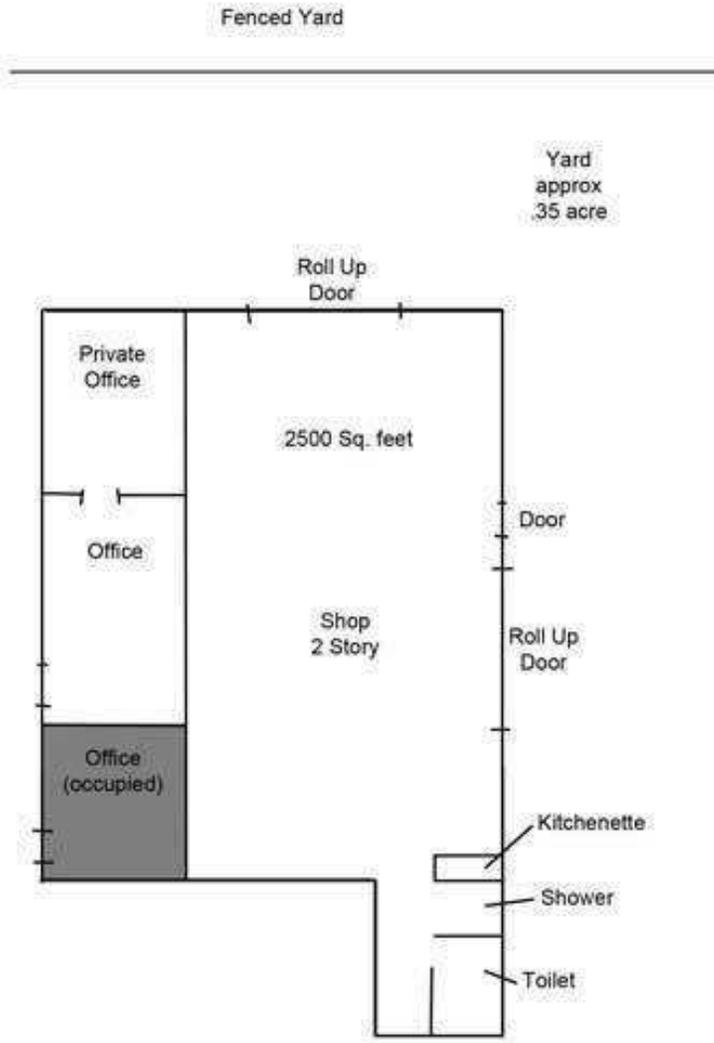
SVN | RETTER & COMPANY 5

OFFICE FLOOR PLANS



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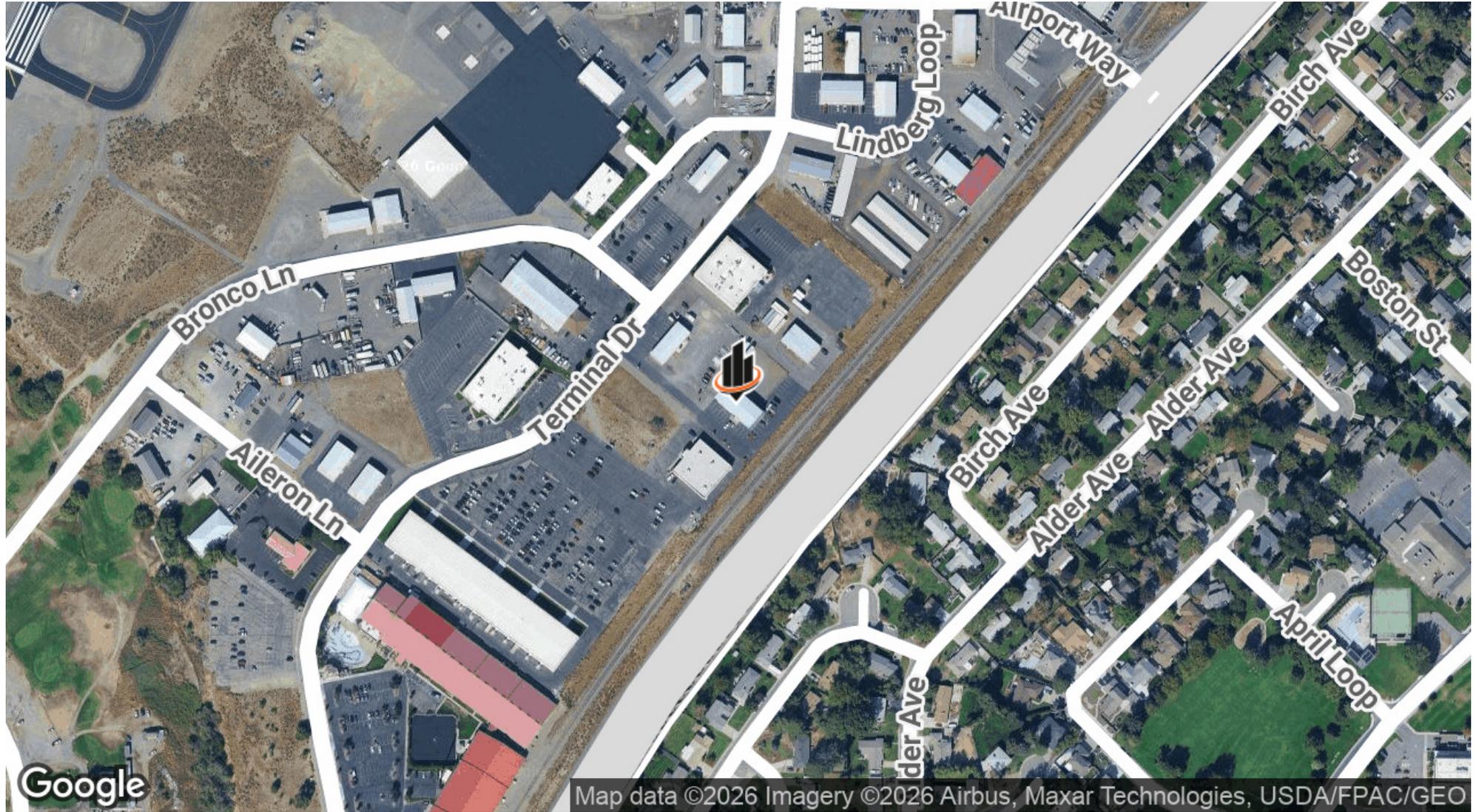
WAREHOUSE FLOOR PLAN



Yard
approx
.35 acre

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LOCATION MAP



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