

FOR SALE

1992 Saint Street

1992 SAINT STREET

Richland, WA 99352

PRESENTED BY:

SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,950,000
LOT SIZE:	1.53 Acres
BUILDING SIZE:	20,280 SF
NOI:	\$248,948.00
CAP RATE:	6.3%
TRAFFIC COUNTS	15,690 cars per day

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PROPERTY DESCRIPTION

PROPERTY IS LEASED TO THE RICHLAND SCHOOL DISTRICT THROUGH MAY 2028. Office/Warehouse property sitting on 1.53 acres. Highway 240 frontage with two access points on Saint Street. Two 8,200square foot levels of nicely finished well functioning office space. Space can be demised for multiple users if desired. Warehouse is 3,720 sf and has a restroom. Building has a 100 panel 30 kW solar system that was installed in 2021.

PROPERTY HIGHLIGHTS

- 20,280 sf of gross building area
- 1.53 acres
- nicely finished office space
- High bay warehouse with truck door
- Large parking area or could be lay down yard

ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

RICHLAND SCHOOL DISTRICT BUILDING

PRICE	\$3,950,000
PRICE PER SF	\$195
CAP RATE	6.30%
2024 GROSS INCOME	270,882
2024 EXPENSES	\$21,934

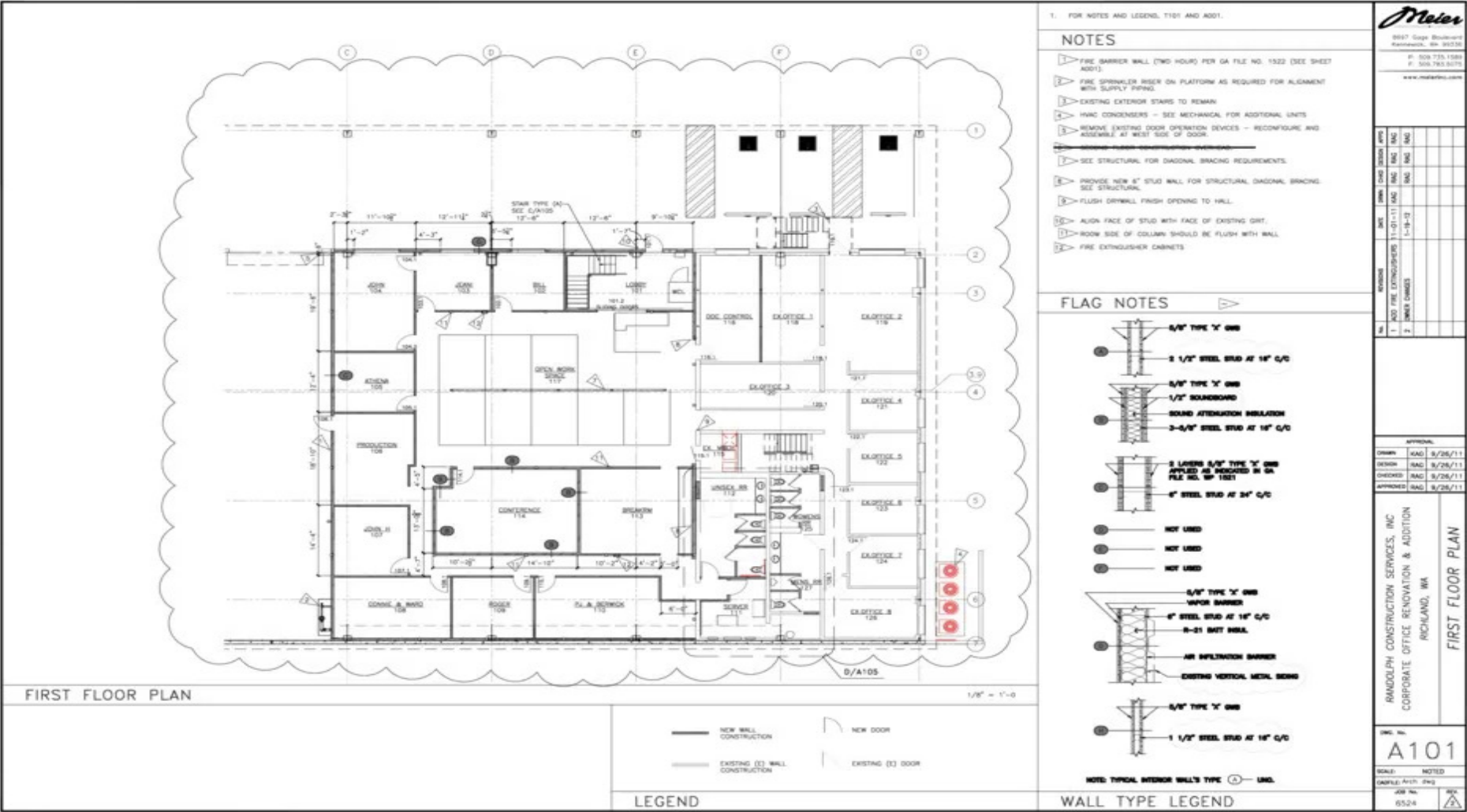
INCOME DATA

RICHLAND SCHOOL DISTRICT BUILDING

2024 GROSS RENT	\$270,882
MAY 2025 - MAY 2026 GROSS RENT	\$282,444
MAY 2026 - MAY 2027 GROSS RENT	\$290,916
MAY 2027 - MAY 2028 GROSS RENT	\$299,640

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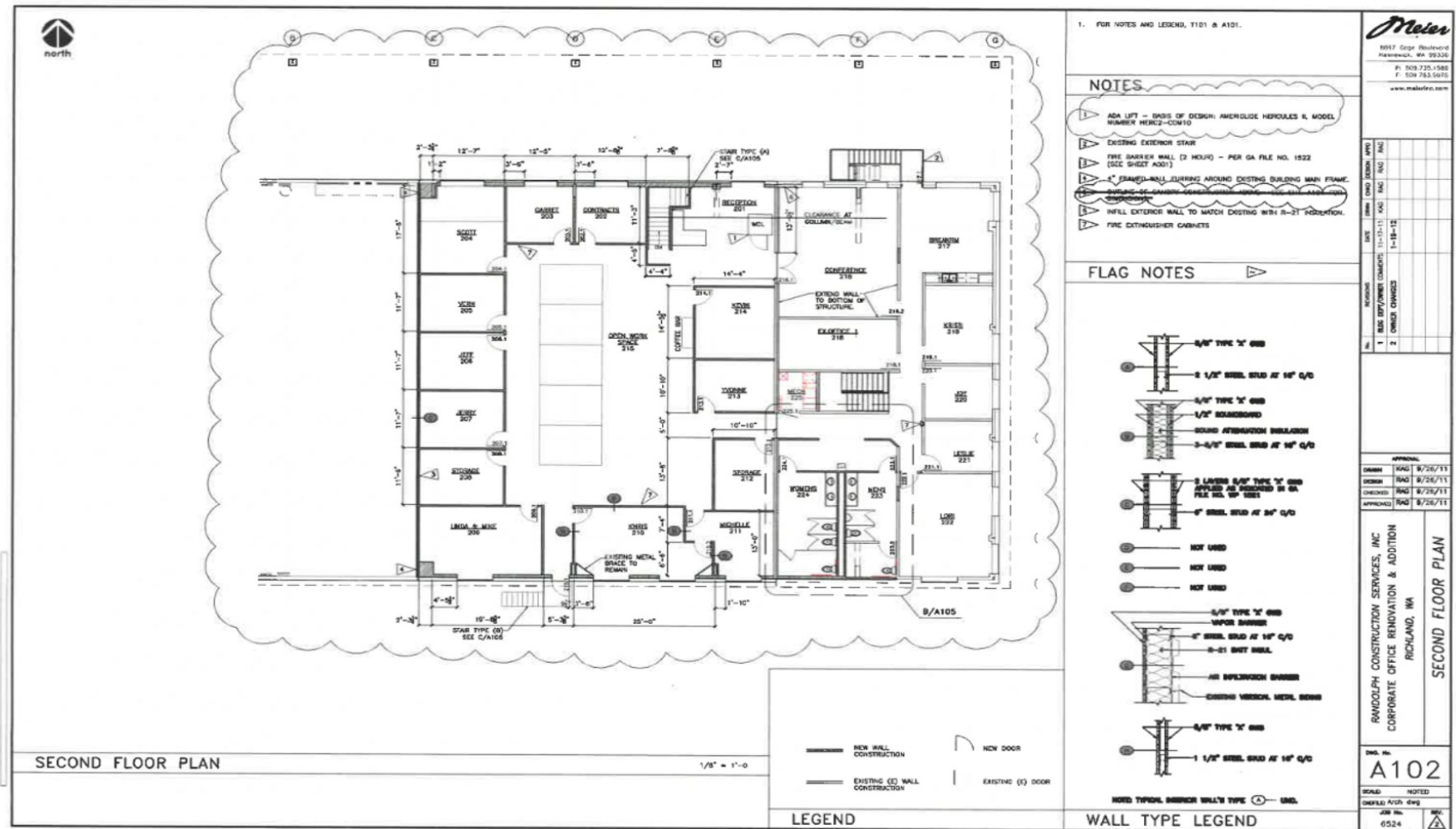
FLOOR PLANS



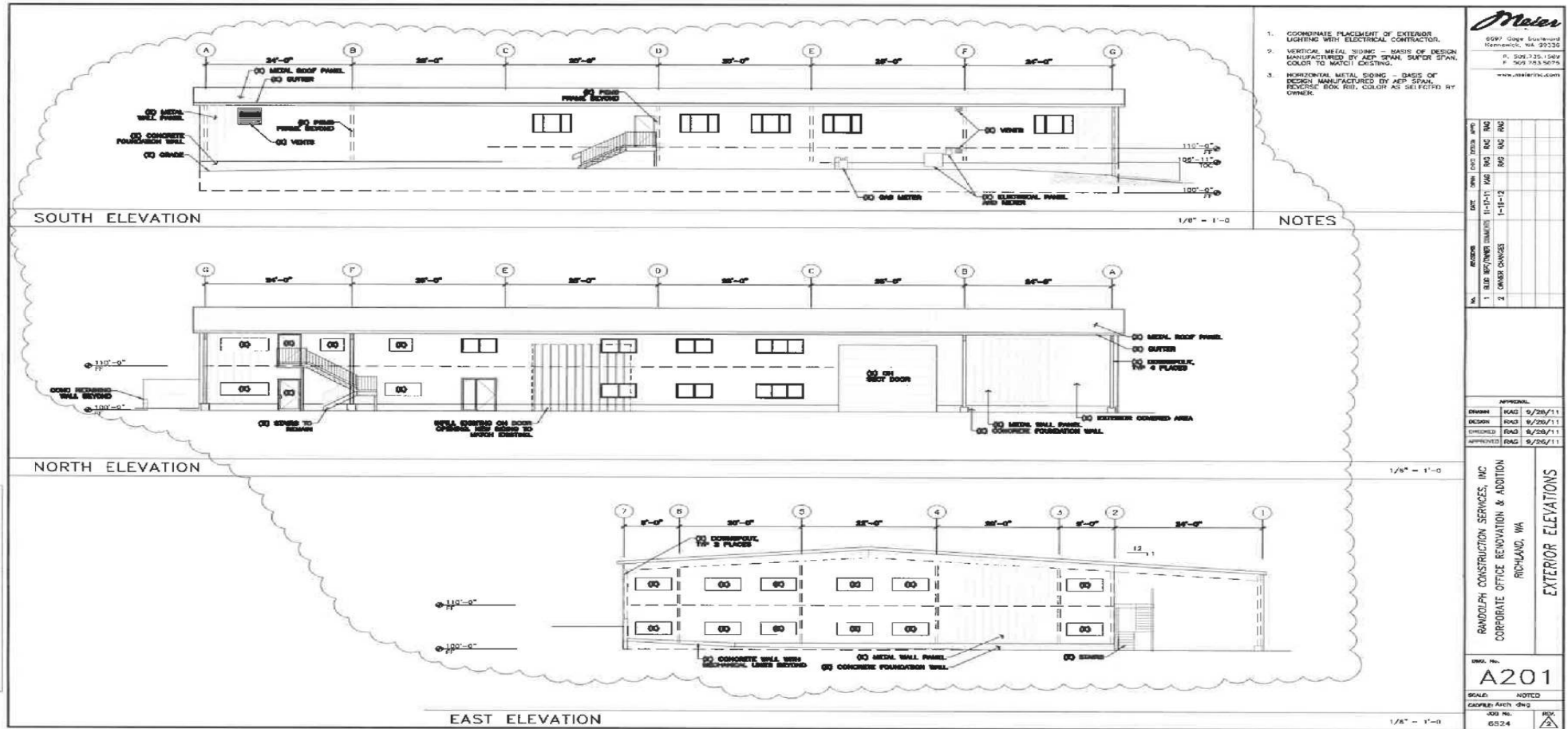
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ELEVATION PLAN



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LOCATION MAP



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SECTION 1
Demographics

DEMOGRAPHICS MAP & REPORT

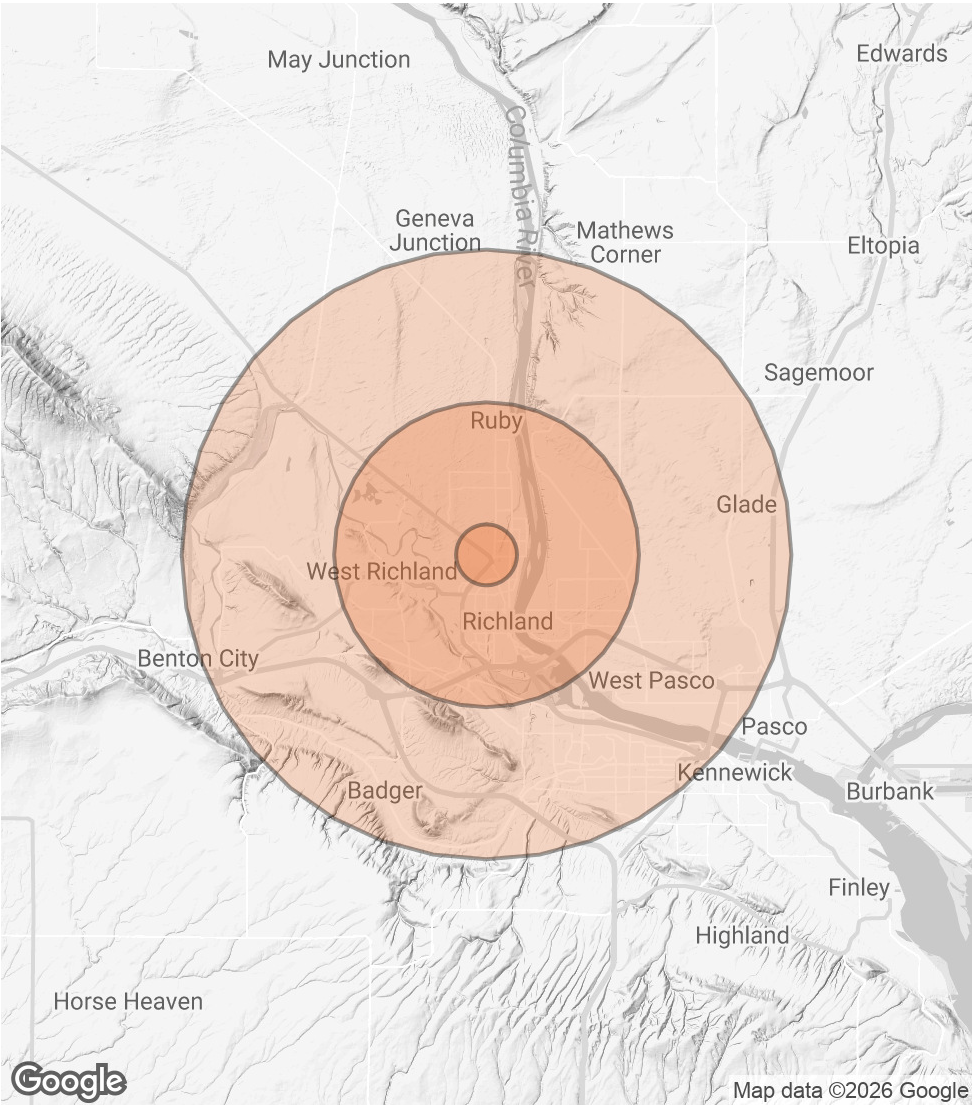
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,817	63,215	152,761
AVERAGE AGE	34.4	36.5	35.8
AVERAGE AGE (MALE)	34.4	36.5	35.8
AVERAGE AGE (FEMALE)	34.4	36.7	35.9

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,286	24,626	56,668
# OF PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	\$63,828	\$76,575	\$79,428
AVERAGE HOUSE VALUE	\$220,723	\$204,365	\$213,184

2020 American Community Survey (ACS)



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