

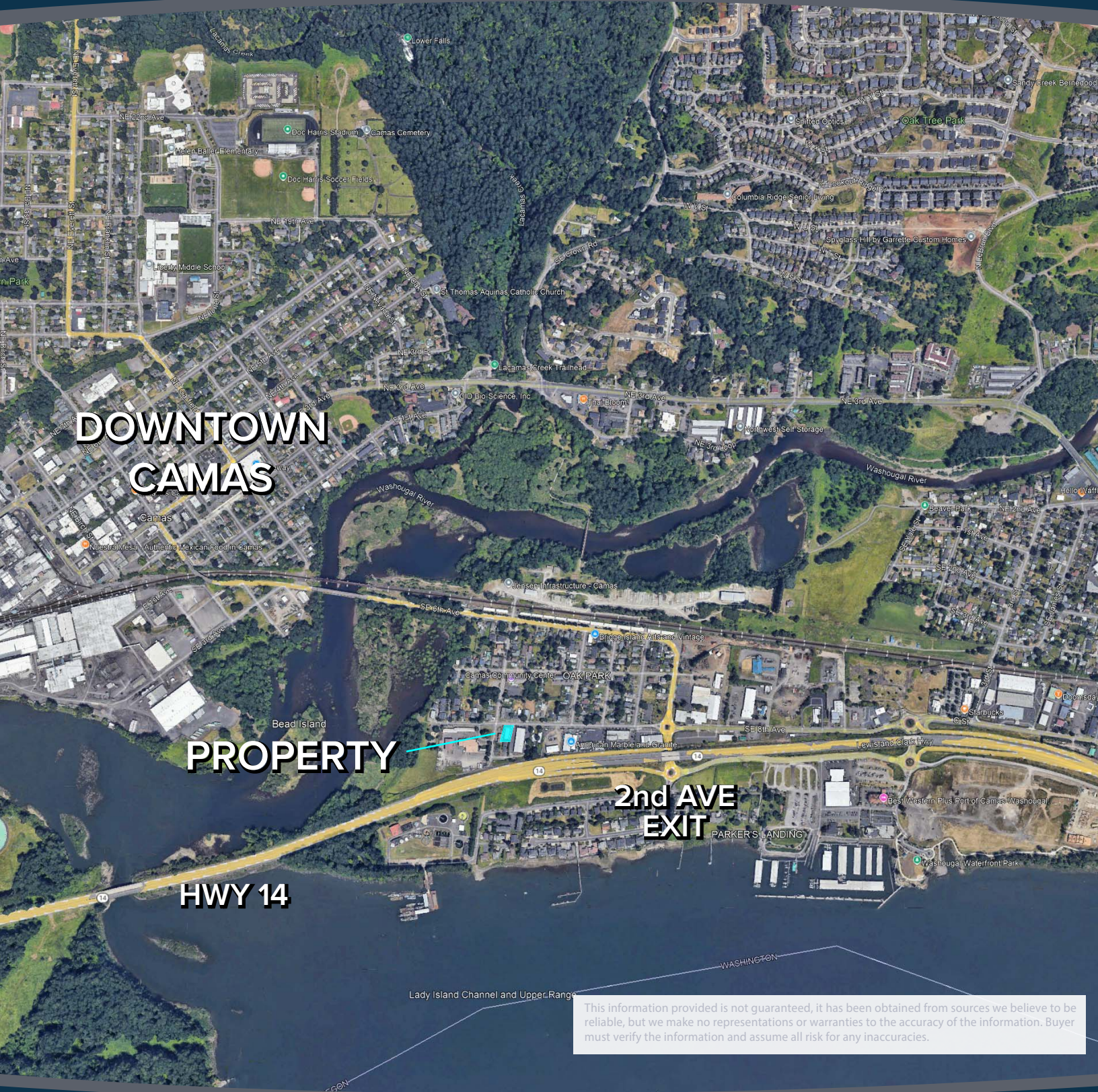
1718 SE 8th AVE CAMAS, WA



ADAM GINSBURG 360-818-4803
ADAMGINSBURG@WINDERMERE.COM

 Windermere /  Windermere
CREST REALTY CO. COMMERCIAL

1718 SE 8th AVE CAMAS, WA



This information provided is not guaranteed, it has been obtained from sources we believe to be reliable, but we make no representations or warranties to the accuracy of the information. Buyer must verify the information and assume all risk for any inaccuracies.

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OFFERING

1718 SE 8th AVE, CAMAS, WA

LIST PRICE: \$1,100,000

PARCEL: 6,098 SF

LEASABLE AREA: 3,522 SF

PROFORMA CAP RATE: 5.02%

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FINANCIALS

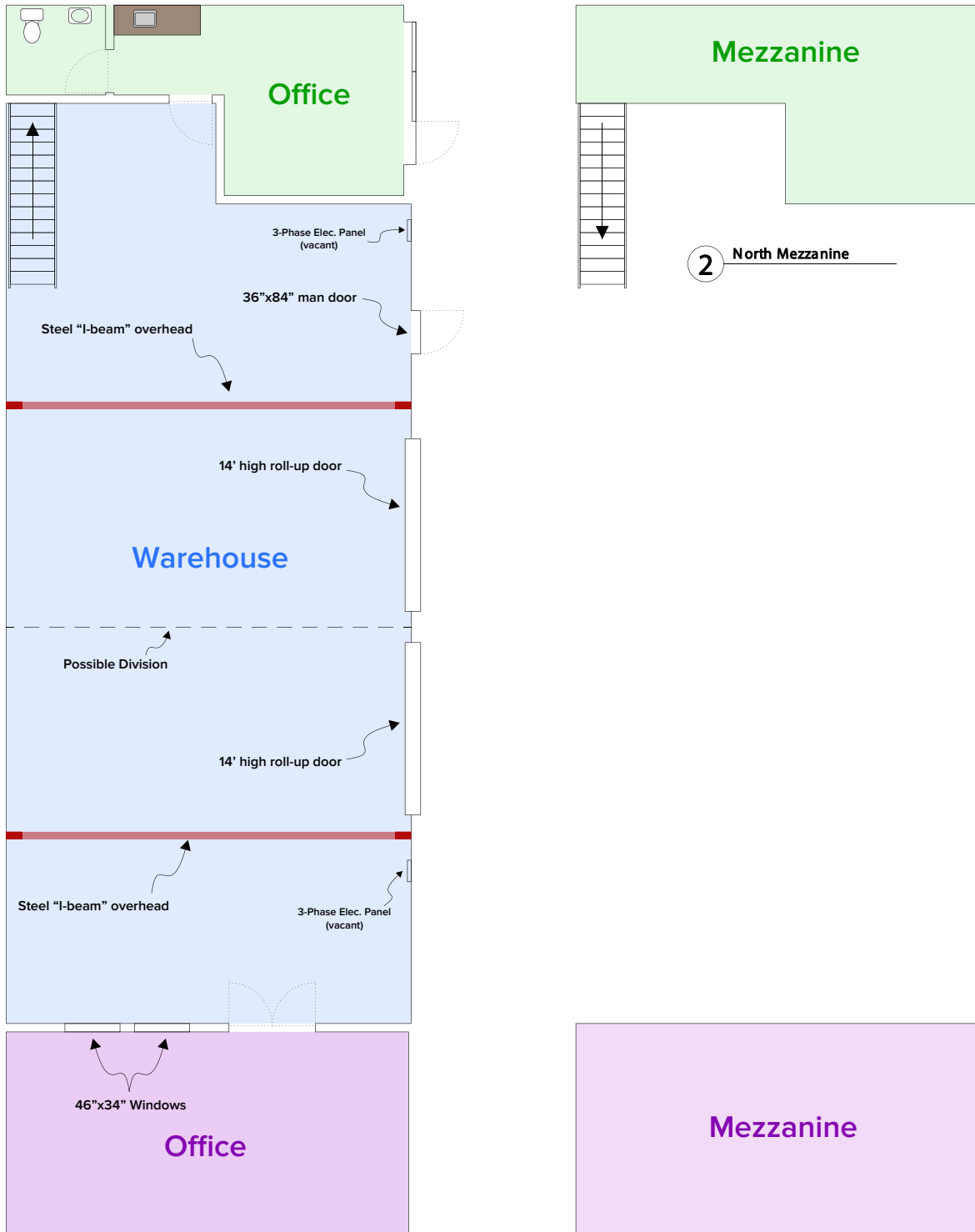
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Expenses		
Insurance	\$	1,100
Prop Tax	\$	2,914
Maintenance	\$	1,500
2% Vacancy	\$	1,291
4% Reserves	\$	2,583
Gross Expenses	\$	9,388

Proforma Rent Roll				
Tenant	Space	Leasable SF	\$/SF/mo	Mo Rent
1718 SE 8th Ave	Building	2816	\$ 1.66	\$ 4,675
	Mezzanine	706	\$ 1.00	\$ 706
Subtotal:				\$ 5,381
Monthly Gross				\$ 5,381
Yearly Gross				\$ 64,567
NOI				\$ 55,179
Proforma CAP				5.02%

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1 First Floor

NOT TO SCALE

3 South Mezzanine

Windermere
Crest Realty Co.

LISTING BROKER INFORMATION:



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