

# FOR SALE

416 NE 87th Avenue | Vancouver, WA 98664



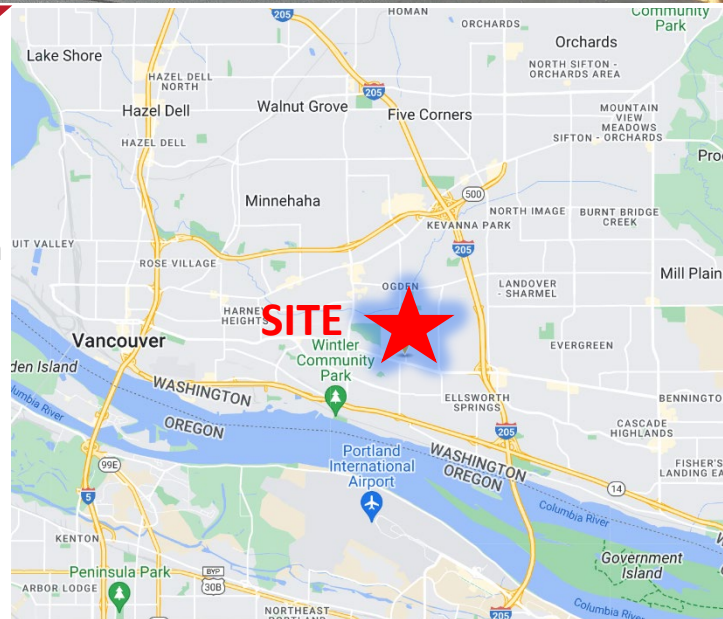
900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

### SMALL FULLY LEASED MEDICAL BUILDING FOR SALE!

- Location: Across the street from PeaceHealth and centrally located in Vancouver with easy access to entire metro area.
- 3,880 SF with two tenants
- Land: .36 acres (15,750 SF)
- Zoned: Office Commercial Industrial (OCI)
- Parking: 5:1,000 SF ratio
- Built: 1979
- Price: \$1,350,000
- NOI: \$70,523



### FOR MORE INFORMATION:

Doug Bartocci, CCIM

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Garret Harper, CCIM, SIOR

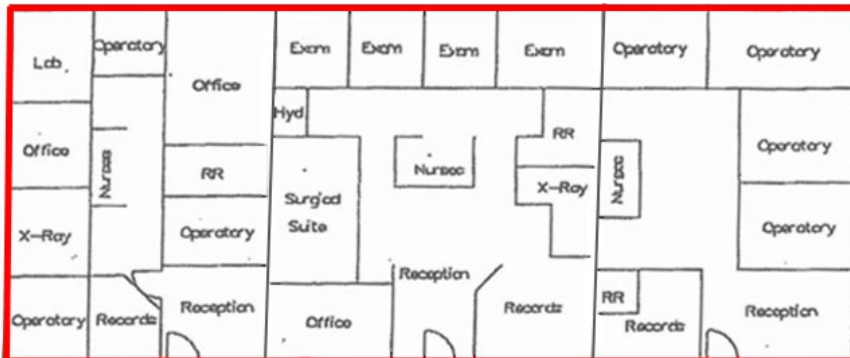
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Approximate Plan



2024 DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Est. Population	15,651	114,341	280,528
2029 Projected Population	16,794	123,731	29,148

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.