

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606

SALE PRICE

\$925,000

 [CLICK TO VIEW VIDEO](#)



COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606

CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





TABLE OF CONTENTS

4	PROPERTY INFORMATION
	<ul style="list-style-type: none">• PROPERTY SUMMARY• PROPERTY DESCRIPTION• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS• ADDITIONAL PHOTOS
12	SALE COMPARABLES
	<ul style="list-style-type: none">• SALE COMPS• SALE COMPS MAP & SUMMARY
16	LOCATION INFORMATION
	<ul style="list-style-type: none">• REGIONAL MAP• LOCATION MAP• AERIAL MAP
20	DEMOGRAPHICS
	<ul style="list-style-type: none">• DEMOGRAPHICS MAP & REPORT
22	ADVISOR BIOS
	<ul style="list-style-type: none">• ADVISOR BIO 1

FOR SALE

SALE PRICE

\$925,000

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



PROPERTY DESCRIPTION

Three stories on .36 acres with off-street parking. Building could be utilized as multi office units , school, church, Chiropractor, etc. There is a fully functional living space on the lower level with a separate entrance. Beautifully restored with gardens out back. Paved parking with storage sheds outside.

OFFERING SUMMARY

Sale Price:	\$925,000
Lot Size:	17,212 SF
Building Size:	2,960 SF
Zoning:	CR-2
APN:	196893-000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	255	560
Total Population	262	736	1,627
Average HH Income	\$134,981	\$133,973	\$135,795

Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



PROPERTY DESCRIPTION

Three stories on .36 acres with off-street parking. Building could be utilized as multi office units , school, church, Chiropractor, etc. There is a fully functional living space on the lower level with a separate entrance. Beautifully restored with gardens out back. Paved parking with storage sheds outside.

LOCATION DESCRIPTION

Property is located in a quite community in Northern Clark County. Brush Prairie is a very quaint, established enclave of Vancouver WA. It feels as though you turned the clock back 20 years, by the site of the small berry farms, rustic general store that is still operating since the 1880's, and the small general Post Office all within walking distance to the property. It is easily accessible from the major North/South arterial running from Vancouver, North to Battle Ground WA

Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

SALE COMPARABLES

SALE PRICE

\$925,000

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

SALE COMPS

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd, Brush Prairie, WA 98606

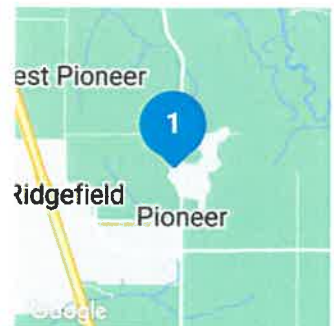
Price:	\$925,000	Bldg Size:	2,960 SF
Lot Size:	17,212 SF	Year Built:	1904
Price/SF:	\$312.50		



27304 NE 10TH AVE

Ridgefield, WA 98642

Price:	\$1,470,000	Bldg Size:	4,400 SF
Lot Size:	30,492 SF	Price/SF:	\$334.09



25018 NE 25TH ST.

Camas, WA 98607

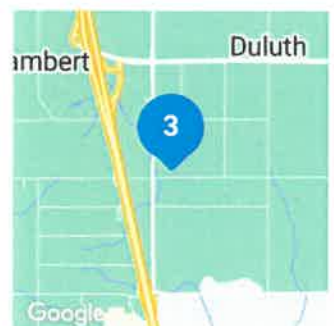
Price:	\$995,000	Bldg Size:	4,124 SF
Lot Size:	37,462 SF	Price/SF:	\$241.27



1304 NE 199TH ST.

Ridgefield, WA 98642

Price:	\$1,450,000	Bldg Size:	3,981 SF
Lot Size:	682,150 SF	Price/SF:	\$364.23



SALE COMPS

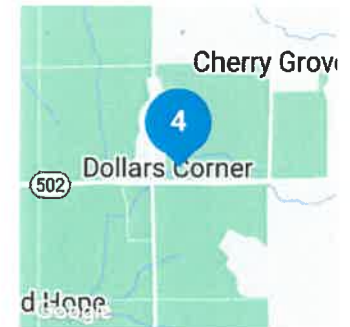
BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



7620 NE 219TH ST.
Battle Ground, WA 98604

Price:	\$950,000	Bldg Size:	2,660 SF
Lot Size:	196,020 SF	Price/SF:	\$357.14



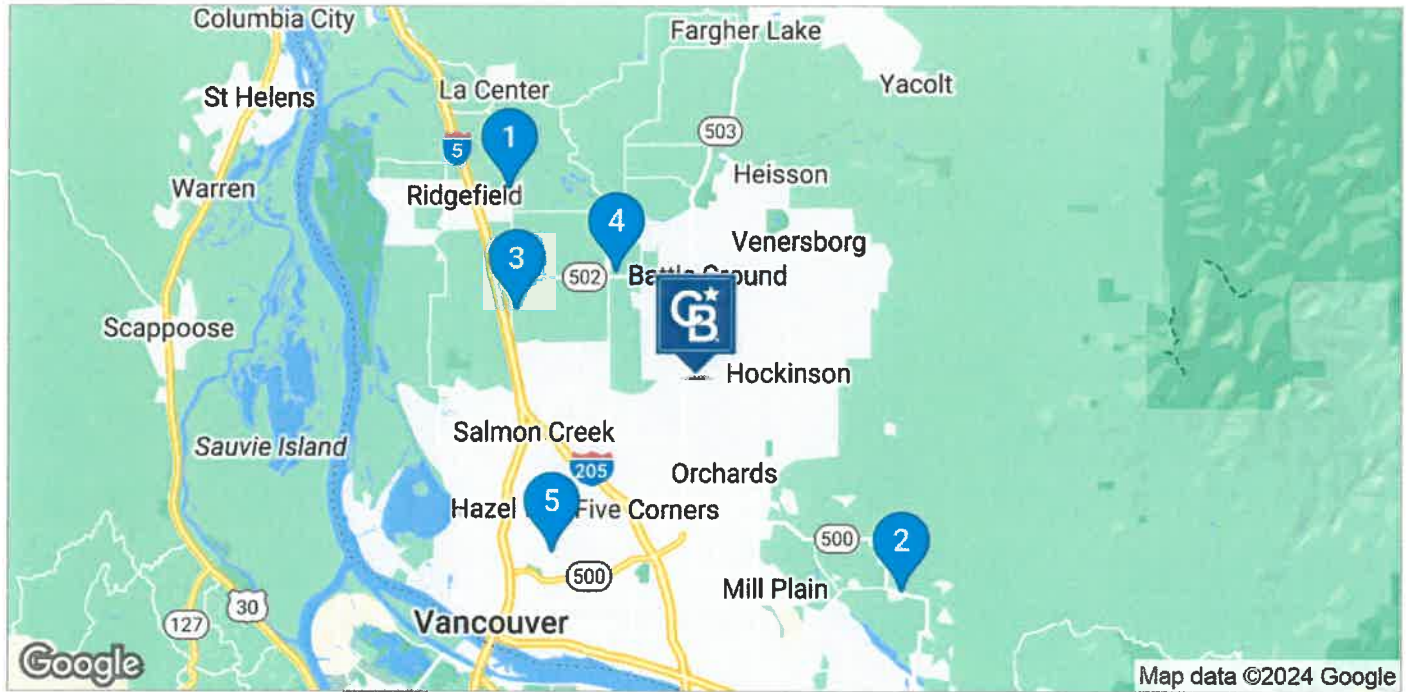
5015 NE ST. JOHNS RD
Vancouver, WA 98661

Price:	\$825,000	Bldg Size:	3,118 SF
Lot Size:	19,166 SF	Price/SF:	\$264.59



SALE COMPS MAP & SUMMARY

BRUSH PRAIRIE COMMUNITY BUILDING
15525 NE Caples Rd Brush Prairie, WA 98606



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	PRICE/SF
★	Brush Prairie Community Building 15525 NE Caples Rd Brush Prairie, WA	\$925,000	2,960 SF	17,212 SF	\$312.50
1	27304 NE 10th Ave Ridgefield, WA	\$1,470,000	4,400 SF	30,492 SF	\$334.09
2	25018 NE 25th St. Camas, WA	\$995,000	4,124 SF	37,462 SF	\$241.27
3	1304 NE 199th St. Ridgefield, WA	\$1,450,000	3,981 SF	682,150 SF	\$364.23
4	7620 NE 219th St. Battle Ground, WA	\$950,000	2,660 SF	196,020 SF	\$357.14
5	5015 NE St. Johns Rd Vancouver, WA	\$825,000	3,118 SF	19,166 SF	\$264.59
AVERAGES		\$1,138,000	3,657 SF	193,058 SF	\$312.26

Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

LOCATION INFORMATION

SALE PRICE

\$925,000

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



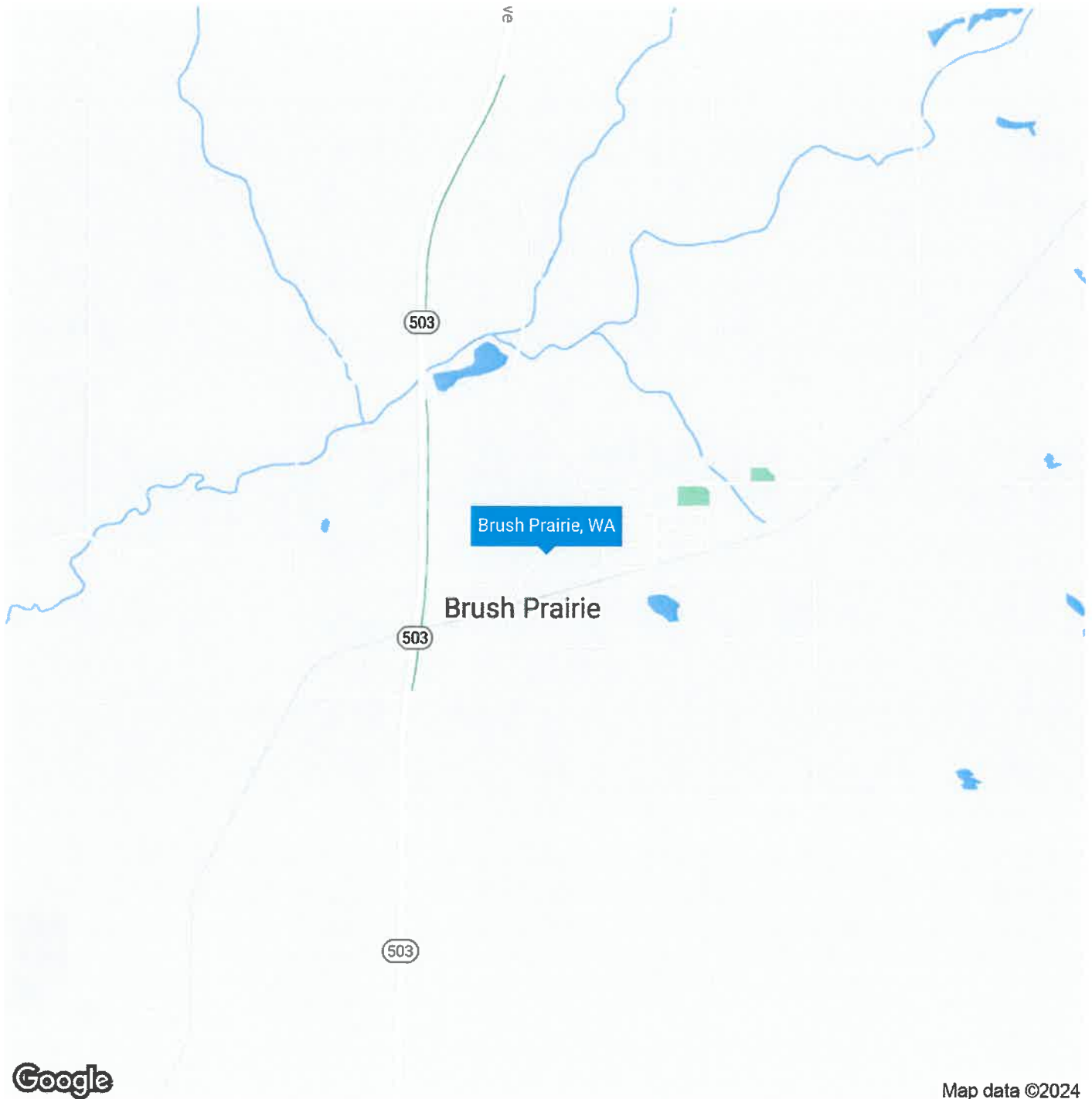
COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

REGIONAL MAP BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829

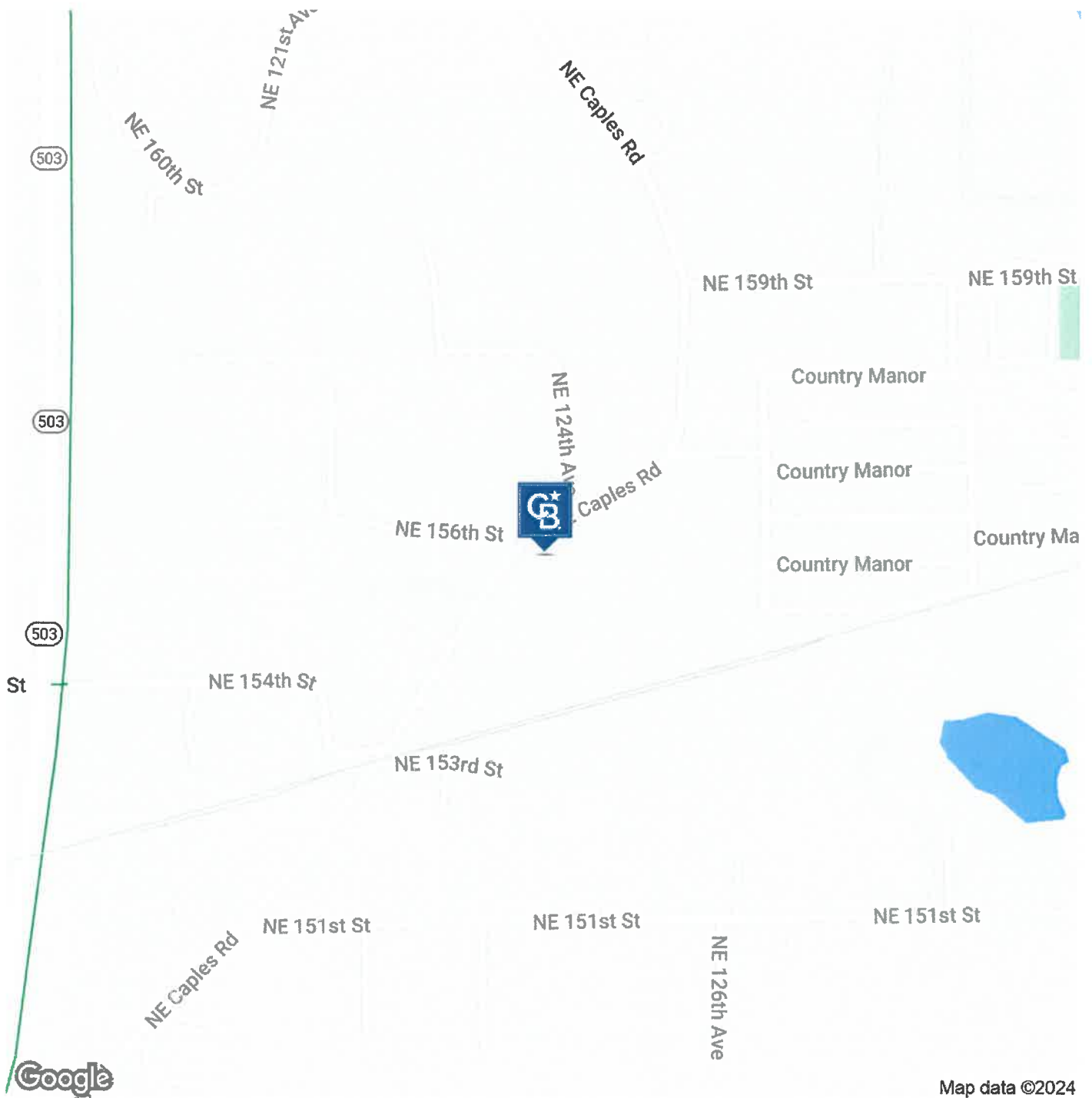


COLDWELL BANKER
COMMERCIAL
NRT

LOCATION MAP

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

AERIAL MAP

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

DEMOGRAPHICS

SALE PRICE

\$925,000

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM

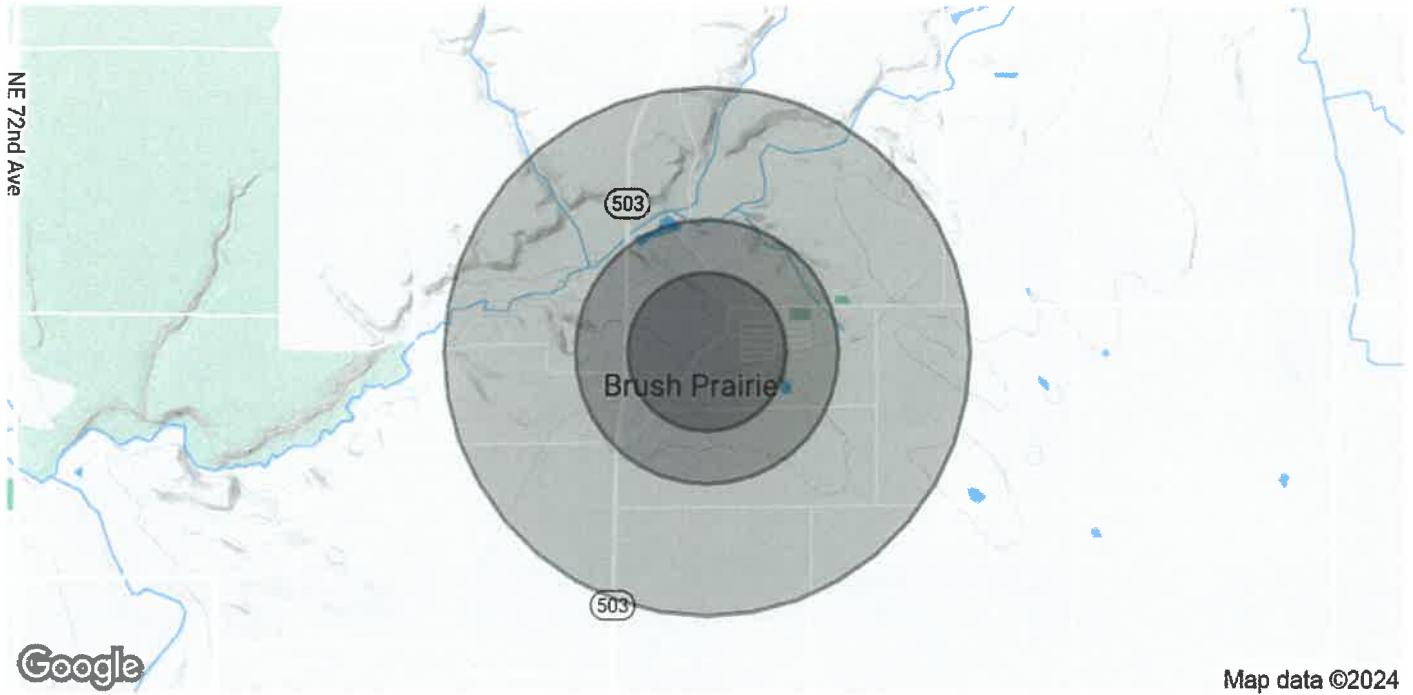
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

DEMOGRAPHIC MAP & REPORT

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	262	736	1,627
Average Age	42	42	43
Average Age (Male)	41	41	42
Average Age (Female)	43	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	91	255	560
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$134,981	\$133,973	\$135,795
Average House Value	\$619,682	\$632,640	\$659,378

Demographics data derived from AlphaMap



ADVISOR BIOS

SALE PRICE

\$925,000

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



COLDWELL BANKER
COMMERCIAL
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

ADVISOR BIO BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606



BECKY POTTER, CCIM

Commercial Sales Broker

becky.potter@cbrealty.com

Direct: **360.241.8829**

WA #2683 // OR #940700055

PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

Becky's experience has focused on investments sales in the sates of Washington, Oregon, Nevada, Idaho and Texas.

EDUCATION

BA in Business Administration, Minor in Accounting
Equivalency in Master's of Finance (CCIM Institute)

MEMBERSHIPS

CCIM Certified Member in National Chapter
CCIM Certified Member in Oregon/SW Washington Chapter
National Association of Realtors
Clark County Board of Realtors
Clark County Rental Association

648 - NRT
3425 SE 192nd Ave Ste 114
Vancouver, WA 98683
555.555.5555

Becky Potter, CCIM
360 241 8829



COLDWELL BANKER
COMMERCIAL
NRT

FOR SALE

BRUSH PRAIRIE COMMUNITY BUILDING

15525 NE Caples Rd Brush Prairie, WA 98606

SALE PRICE \$925,000

 [CLICK TO VIEW VIDEO](#)



**COLDWELL BANKER
COMMERCIAL**
NRT

Becky Potter, CCIM
360 241 8829

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.