

FOR SALE**\$1,000,000 \$155/sf**

Jadwin Commercial Investment!

Discover an exceptional investment opportunity in the heart of Richland. Located at 1177 Jadwin Ave, this property offers 6,453 square feet of commercial space with full occupancy and a competitive CAP rate of 7.25%. Built in 1965, this well-maintained building combines vintage charm with modern functionality, making it an attractive choice for a range of tenants. Positioned within Richland's commercial core, this site benefits from high visibility and easy access to major thoroughfares. **MLS#280072**

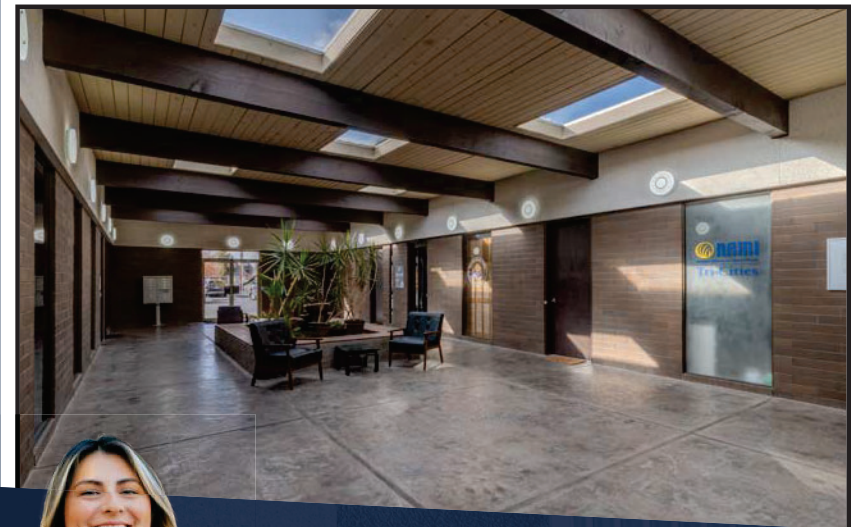
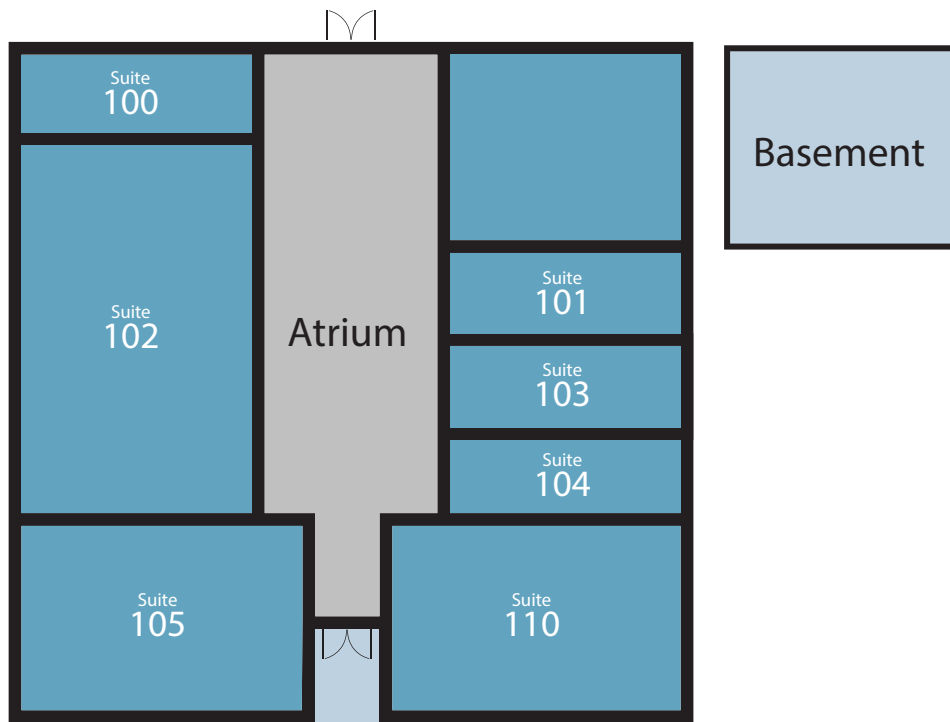
- 100% occupied
- Stabilized cash-flow
- Strong Office Corridor
- Upside/Value Add Potential

FOR SALE

\$1,000,000

1177 JADWIN AVE | Richland, WA.

FLOORPLAN



DERRICK STRICKER
DESIGNATED BROKER



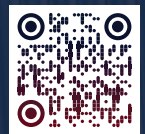
derrick@strickercre.com
509.591.9949



JAZMINE MURILLO
COMMERCIAL BROKER



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509.591.9949





Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
245 Torbett	Richland	4,829	\$1,050,000	2023	1981	\$217.44	Vacant	NA



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
4018 W Clearwater	Kennewick	10,400	\$1,990,000	2024	1994	\$191.35	70%	6.5%



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
507 Knight St.	Richland	9,190	\$1,600,000	2024	1944	\$174.10	50%	6NA



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
636 N Colorado St.	Kennewick	7,900	\$1,250,000	2024	1993	\$158.23	100%	6.7%



Property Address	City	SF	Sale Price	Year Sold	Year Built	\$/SF	Leased	CAP
1177 Jadwin Ave	Richland	6,453	\$1,000,000	202X	1965	\$154.96	100%	7.25%

1177 Jadwin Richland WA

4,995

\$1,000,000

TENANT (SUITE)	RSF	Pro Rata	\$/SF	Annual	Monthly	Start	Expiration
Weber 100	280	6%	\$ 17.01	\$ 4,764.00	\$ 397.00	Apr-24	Mar-25
Devinion 101	600	12%	\$ 15.20	\$ 9,120.00	\$ 760.00	Mar-23	MTM
RC Construction 102	1,900	38%	\$ 15.27	\$ 29,004.00	\$ 2,417.00	Jul-23	Aug-28
Avalos 103	560	11%	\$ 18.00	\$ 10,080.00	\$ 840.00	Aug-24	Jul-25
Buck 105	1,165	23%	\$ 12.88	\$ 15,005.16	\$ 1,250.43	May-24	Dec-27
Industrial Services 110	490	10%	\$ 13.00	\$ 6,372.00	\$ 531.00	Jul-24	Jun-25
Common Area	1,458						

Potential Rental Income (PRI)	6,453	100%	\$ 15.23	\$ 74,345	\$ 6,195.43		
Potential Gross Income (PGI)				\$ 74,345			
Non Reimbursable Operating Cost							
Vacancy/Credit Loss @ 2.5%	2.5%			\$ (1,859)			
Effective Gross Income (EGI)				\$ 72,487	\$ 11.23		

