

Commercial Property For Sale

613 W. 11th Street
Vancouver, WA 98660



Property Details

Price: \$800,000
Year Built: 1945
Square Footage: 4,000
Zoning: CC
Lot Size: 0.06 acres
Parking: 3 spaces

Property Description

Extremely nice office in downtown Vancouver. Fully built out basement for storage or office use. Easy access to the courthouse and county offices across the street. Sellers will vacate upon closing.



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INTERIOR PHOTOS



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FINANCIALS

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INCOME:

Monthly Rent:

Main Floor:	2,000 SF	\$20 /Ft/Yr NNN	\$ 3,333
Basement:	2,000 SF	\$10 /Ft/Yr NNN	\$ 1,667

Monthly Rental Income:		\$ 5,000
Annualized:		\$ 60,000
Other Income (1%):	(Late Fees, etc.)	\$ 600

Potential Gross Income:	\$ 60,600
Less Vacancy (5%):	\$ 3,030

EFFECTIVE GROSS INCOME: \$ 57,570

EXPENSES:

Real Estate Taxes:	\$NNN
Insurance:	\$NNN
Repairs / Maintenance (2%):	\$ 1,151
Water, Sewer, Landscaping, etc.:	\$NNN
Management / Admin (4%):	\$ 2,303
Reserves (2%):	\$ 1,151
Total Expenses (8%):	\$ 4,606

NET OPERATING INCOME: \$ 52,964

CAPITALIZATION RATE: 5.75%

VALUE ESTIMATE: \$921,120

*** Note:

Lease rate based on signed NNN lease rates.

Average time on market is 7.3 months.

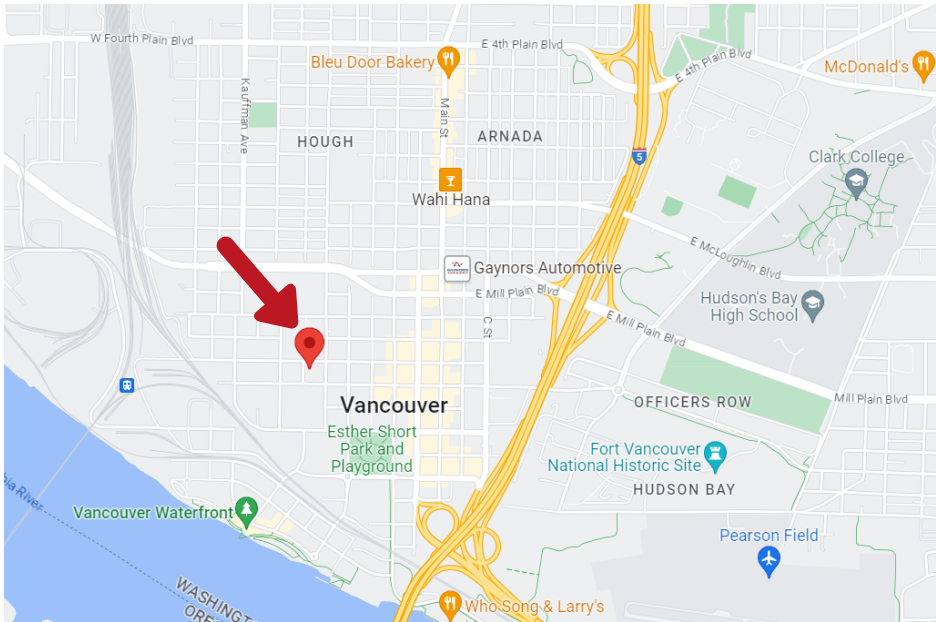


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LOCATION MAP



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