

FOR SALE

2935-2945 NE Sandy Boulevard

LEASED INVESTMENT

Great Location



TENANT: **Veterinary Clinics of America (VCA)**

Lease Term: options out to 2034

Rent: \$119,949.051 **until 4/16/29**

Lease format: Triple Net (NNN)

Year Built: 1982

Property Taxes (2023): \$16,108.87

Land Area: 0.21 Acres

Building Gross Rentable area; 4,265

Zoning: CM3—Commercial/Mixed Use 3

ASSESSMENT INFORMATION:

Market Value Land: \$ 766,800

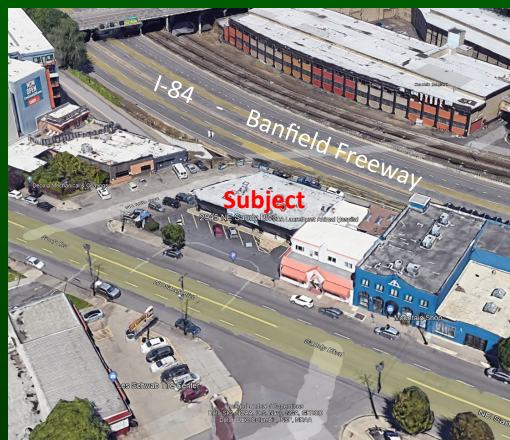
Market Value Impr: \$ 1,628,707



Sale Price: \$2,000,000



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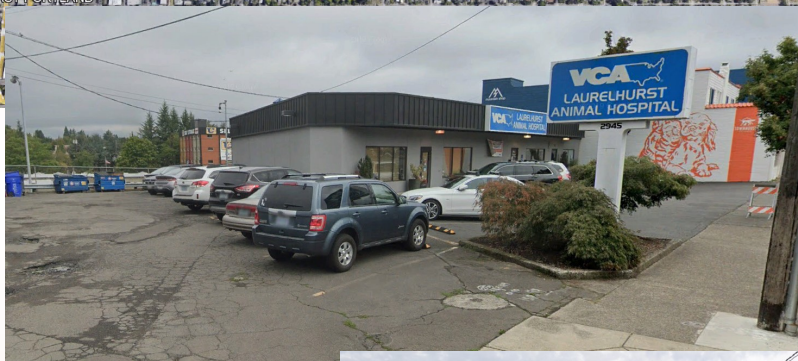
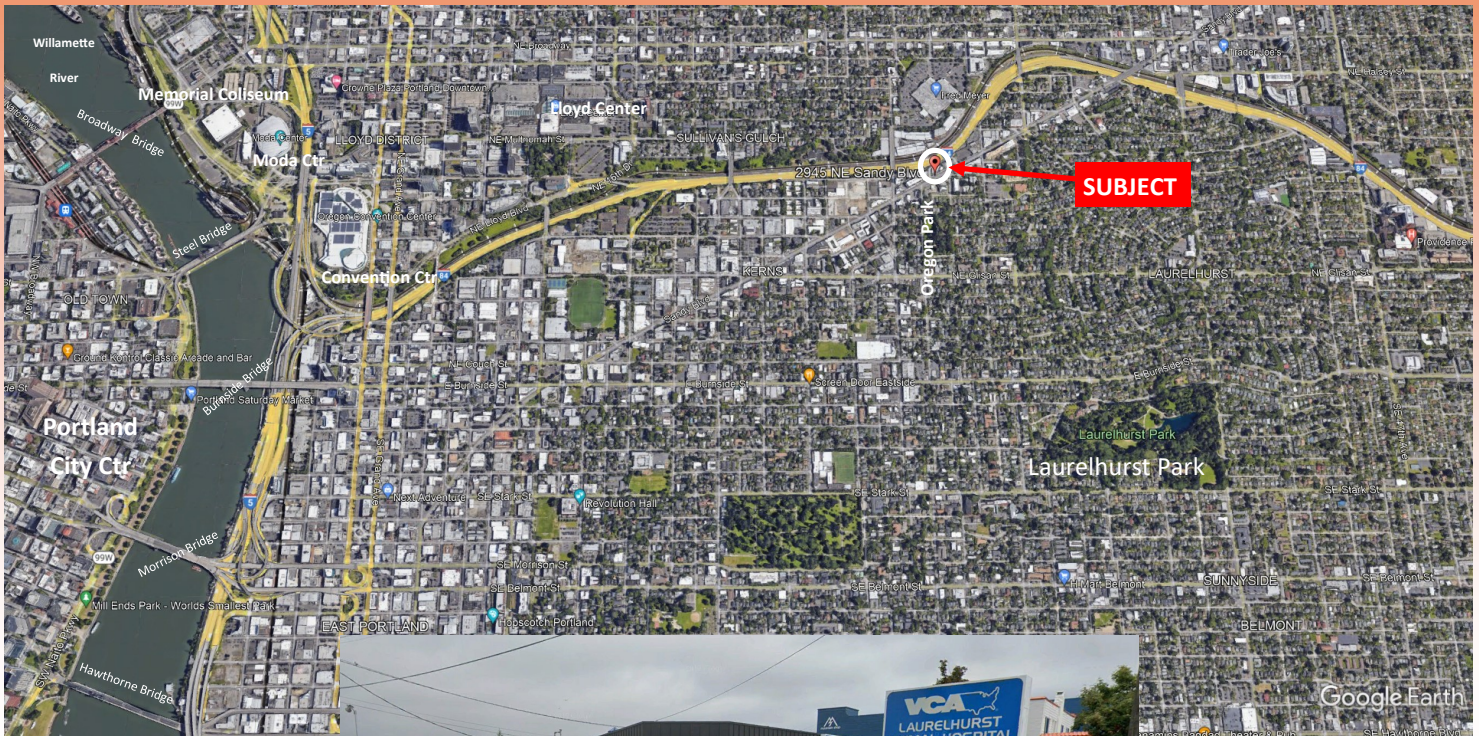


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