



FOR SALE

711 Vandercook Way
717 Vandercook Way
Longview, WA 98632

\$2,450,000



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ABOUT THE PROPERTY

Ideal income office/retail building now available for sale! This two-story building features approx. 11,562 SF spread over 7 total spaces, has a large parking lot, rear parking easement, and has one of the best corner locations for excellent signage and visibility. A majority of the spaces have been tastefully updated over the past 5 years. This property is offered at a 6.5% CAP Rate with great potential upside. This building has had historically low vacancy and potential for rent increases upon lease renewals. This would make an excellent addition to your portfolio, so call today to get more information on this property.



Address

711 & 717 Vandercook Way, Longview, WA 98632



Offering Price

\$2,450,000



Price Per SF

\$212.00



Total Land Area

21,444 SF +/- Plus Additional Parking Easement in Rear



Building Size

11,562 SF



Building Info

Partial Torch Down Roof (2022), Partial Stucco/Wood/Metal Exterior Updates



Parcel(s)

2-3850 & 1-0001



Zoning

CBD - Central Business District



INCOME	Lease Expires	Option to Extend	Size	\$/SF	Monthly Income
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711 Vandercook Way					
102 - The Gifted Kitchen	11/30/2025	N/A	1,590 SF	\$1.26	\$2,000.00 + NNN
112 - SW Washington Esthetics Institute (Sublease)	06/30/2031	1 x 5-Year	3,898 SF	\$1.42	\$5,522.17 + NNN
122 - The Jewelers Bench	05/31/2026	2x 5-Year	1,000 SF	\$1.00	\$1,000.00 + NNN
Sign Rental	Mo. To Mo.	N/A	0 SF	N/A	\$300.00

717 Vandercook Way					
110 – FMA Investments	01/31/2025	N/A	925 SF	\$1.19	\$1,100.00 + NNN
120 – Coming Tenant	--	N/A	1,275 SF	\$1.25	\$1,593.75 + NNN
130 - La Paris Salon	09/30/2025	N/A	800 SF	\$1.31	\$1,050.00 + NNN
Second Floor Apt	Mo. to Mo.	N/A--	1,200 SF	\$1.67	\$1,400.00

Total Monthly Income	\$13,965.92*
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Scheduled Gross Annual Income:	\$167,591.04
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Less: Vacancy Factor (5%):	\$(8,379.55)
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Effective (Adjusted) Gross Income:	\$159,241.49
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EXPENSES

Expenses are all paid by the tenant through NNN.

Net Operating Income (NOI)	\$159,241.49
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PROPOSED BANK FINANCING	
Price	\$2,450,000.00
Price Per Square Foot	\$212.00
Down Payment	\$885,000
Percent Down	36%
Loan Amount	\$1,565,000.00
Interest Rate	6.25%
Term (Years)	25
Monthly Loan Payments	\$10,323.00
Annual Net Cash Flow	\$35,365.49
Debt Coverage Ratio	1.28%
Capitalization Rate	6.5%
Gross Rent Multiplier	14.62











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