



FOR SALE

1008 14th Ave
Longview, WA 98632

\$1,500,000



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ABOUT THE PROPERTY

Long established retail building now available for sale! This building is one third of 14th Avenue Plaza features approx. 10,000 SF spread over 7 total spaces, has a large parking lot, and shared parking easement great locations for excellent signage and visibility. This property is offered at a 6.9% 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. Potential to buy the whole plaza.

	Address	1008 14 th Ave. Longview WA 98632
	Offering Price	\$1,500,000
	Price Per SF	\$150.00
	Total Land Area	24,002 SF +/- Plus Additional Parking Easement
	Building Size	10,000 SF
	Building Info	Torch Down Roof (2022), Partial Stucco/Wood/Metal Exterior Updates
	Parcel(s)	0-1603
	Zoning	O/C Office Commercial District



INCOME	Lease Expires	Option to Extend	Size	\$/SF	Monthly Income
1008 14th Avenue					
1008 – Kids resale	4/01/2029	N/A	4,000SF	\$0.80	\$3,200.00 + NNN
1016 - Salon	2/01/2027	N/A	1,000 SF	\$0.90	\$900.00 + NNN
1018 – Art & Tattoo	Mo. To Mo.	N/A	1,000 SF	\$1.00	\$1,000.00 + NNN
1020 - A&J Driving School	Mo. To Mo.	N/A	1,000 SF	\$1.00	\$1,000.00 + NNN
1022 – Paper Emporium	11/01/2026	N/A	1,000 SF	\$0.84	\$847.00 + NNN
1024 – Dog Groomer	9/30/2027	N/A	1,000 SF	\$1.20	\$1,200.00 + NNN
1026 – Capital Stone	Mo. to Mo.	N/A	1,000 SF	\$1.00	\$1,000.00 + NNN
			10,000		
Total Monthly Income					\$9,147.00*
Scheduled Gross Annual Income:					\$109,764.00
Less: Vacancy Factor (5%):					\$(5,488.00)
Effective (Adjusted) Gross Income:					\$104,276.00
EXPENSES					
Expenses are all paid by the tenant through NNN.					
Net Operating Income (NOI)					\$104,276.00



PROPOSED BANK FINANCING	
Price	\$1,500,000.00
Price Per Square Foot	\$150.00
Down Payment	\$450,000
Percent Down	30%
Loan Amount	\$1,050,000.00
Interest Rate	5.5%
Term (Years)	25
Monthly Loan Payments	\$6,448.00
Annual Net Cash Flow	\$32,388.00
Debt Coverage Ratio	1.4%
Capitalization Rate	6.95%
Gross Rent Multiplier	13.74










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