
Retail Strip Center For Sale

1602 West Lincoln Avenue
Yakima, WA

Kirt R. Shaffer
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1602 West Lincoln Avenue

100% occupied three tenant strip building located on a Safeway anchored pad site. This building is situated on a high traffic lighted intersection, offering great visibility. The building has a long history of high occupancy, offering a great investment opportunity.

SALES PRICE: **\$740,000**

PROPERTY DESCRIPTION:

- Owner: Paulmor Investments, LLC
- Total Rentable Sq. Ft.: 5,012
- Tax Parcel No.: 181323-14446 & 181323-14447
- Year Built: 1986
- Lot Size: 0.25 ac. & 0.20 ac.
- Sales Price Per Sq.Ft: \$147.65
- Utilities: City Sewer, City Water, Power, Natural Gas
- Zoning: O – Office District
- Construction: Wood Frame
- Exterior: Brick
- Occupancy: 100%

TENANT LIST:

TENANT	COMMENCEMENT	EXPIRATION	LEASE TYPE	RENTABLE SF
A	May 17, 1995	June 30, 2021	Gross	3,139
B	July 1, 2014	May 1, 2025	NNN	849
C	November 1, 2012	April 30, 2020	NNN	876

Projected Income - 2020

Gross Rental Income		\$	80,365	
Vacancy Factor	3%	\$	(2,411)	
Expenses				
Taxes	\$	5,319		
Insurance	\$	1,656		
<u>CAM's</u>	<u>\$</u>	<u>4,756</u>		
Total Expenses	\$	11,731	\$	(11,731)
NOI		\$	66,223	
CAP RATE			8.95%	

CONTACT: Kirt R. Shaffer, Managing Broker
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Building Photo:

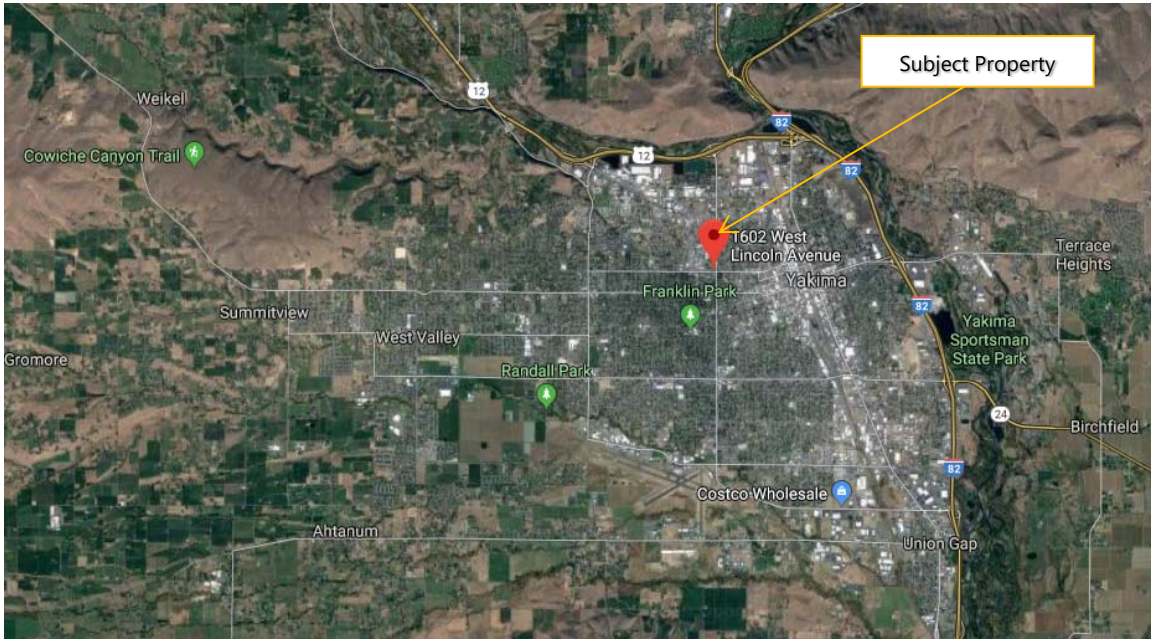


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No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, including all attachments referenced, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Buyer and his/her agent are responsible for independently verifying all presented information.

Yakima Aerial:



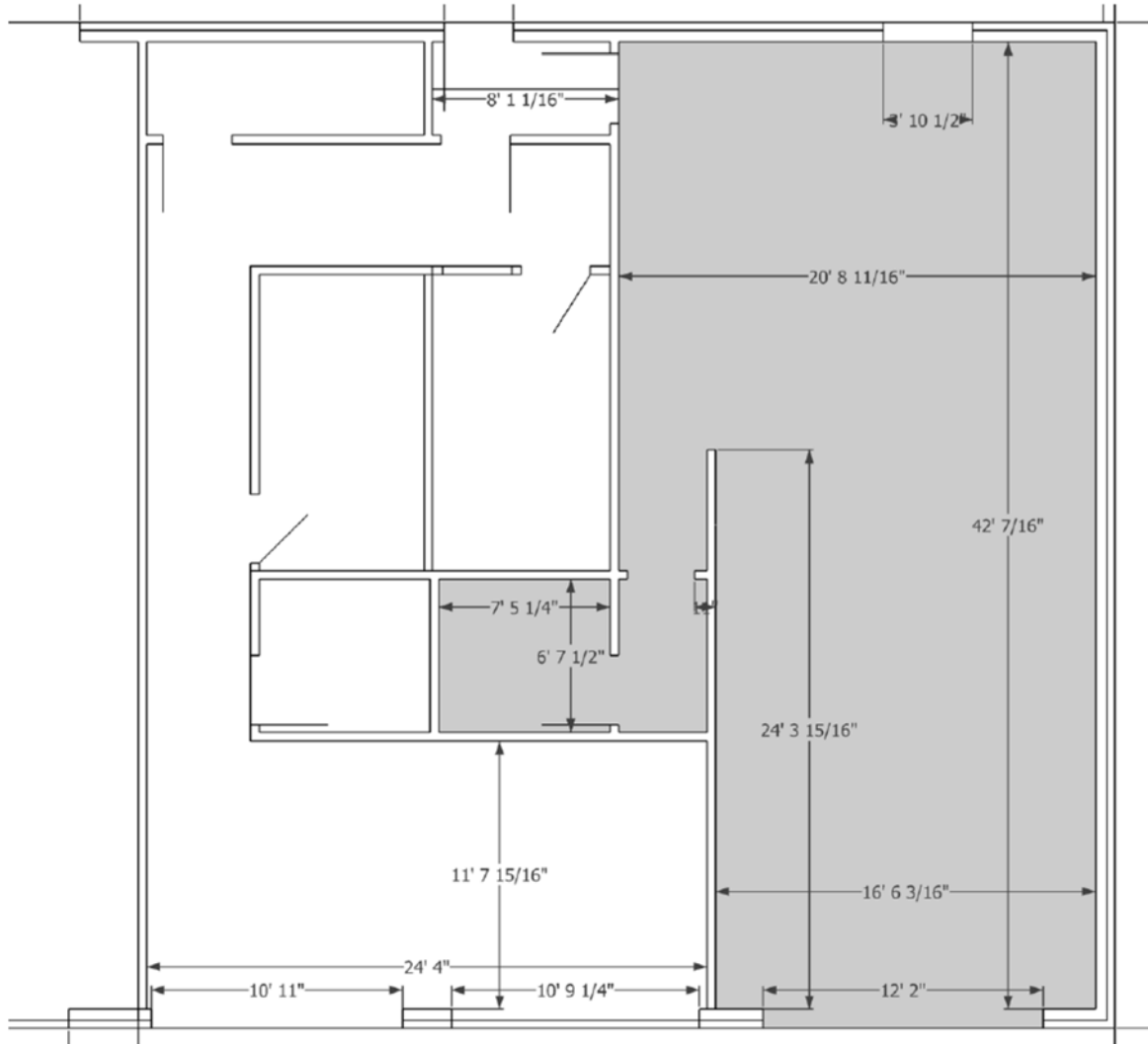
Area Aerial:



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Floor Plan



**Floor plan for office suites. Does not show the floor plan for the Auto Glass tenant.