



102 & 112 E J. Street, Deer Park, Washington 99006

### Property Features

- Excellent Location & Exposure
- Just Off Hwy. 395
- Lot Size Total: 21,503 SF
- Zoning: Diversified Commercial (CD)
- Nearby Businesses Include Subway, Allstate, Washington Trust Bank, Chevron, McDonalds, Taco Bell, Zip's, Deer Park Bowl, Yokes, and Horizon Credit Union
- CAP Rate: 8.3%
- (29) Storage Units
- (2) Self Service Bays
- (1) Automatic Bay

Sale Price: \$400,000

Contact Information:

**Ryan Towner**

+1 509 622 3592

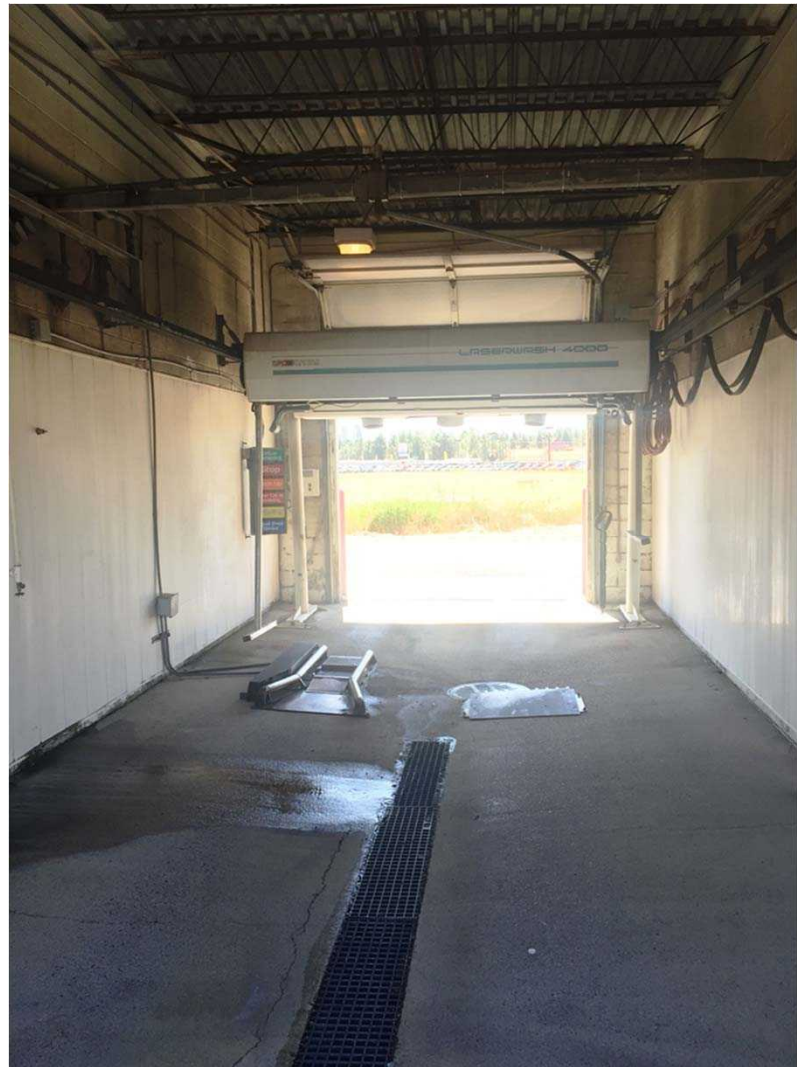
rtowner@naiblack.com

**Dallas Lightner**

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# Car Wash + Storage Units For Sale



## Contact Information:

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# Car Wash + Storage Units For Sale



**2015 NOI: \$33,124.71**

**Property: 102 & 112 E. J. Street, Deer Park, WA 99006**

Annual Gross Income: \$59,306.33

Expenses:

Property Taxes:	\$ 3,726.62
Dept. of Revenue Taxes:	\$ 2,983.00
Insurance:	\$ 1,698.00
Avista Gas:	\$ 643.00
Inland Power:	\$ 4,231.00
City Water/Sewer/Garbage:	\$ 2,482.00
CenturyLink Modem:	\$ 504.00
Snow Removal:	\$ 856.00
Supplies:	\$ 4,951.00
Misc. Cleaning:	\$ 4,107.00

Total Expenses: (\$26,181.62)

Net Operating Income (Forecast): \$33,124.71

Sales Price: \$400,000.00

Cap Rate: 8.3%

All information is believed to be accurate; however, it is the responsibility of the Buyer to verify all information prior to purchase.

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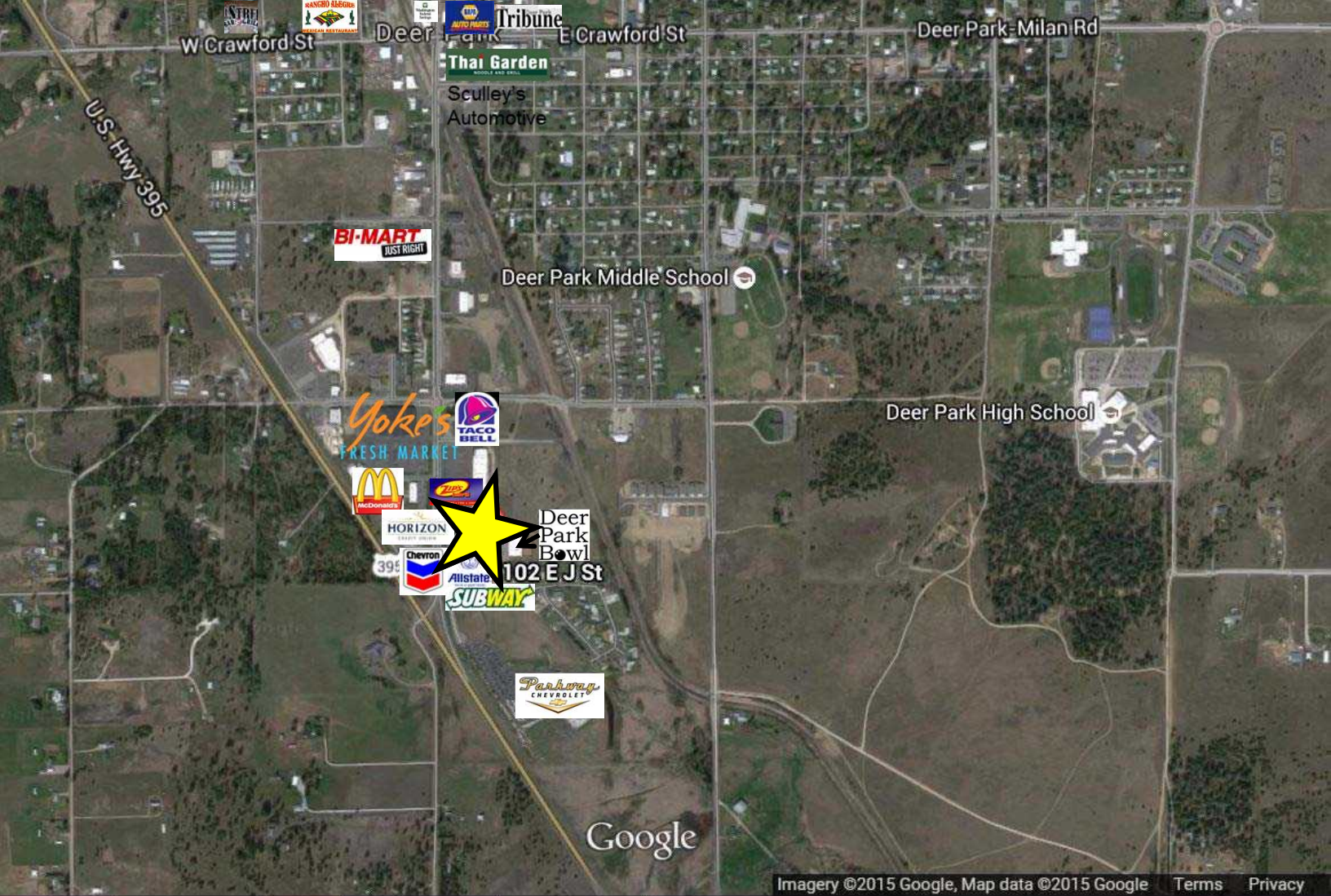
or

Dallas Lightner

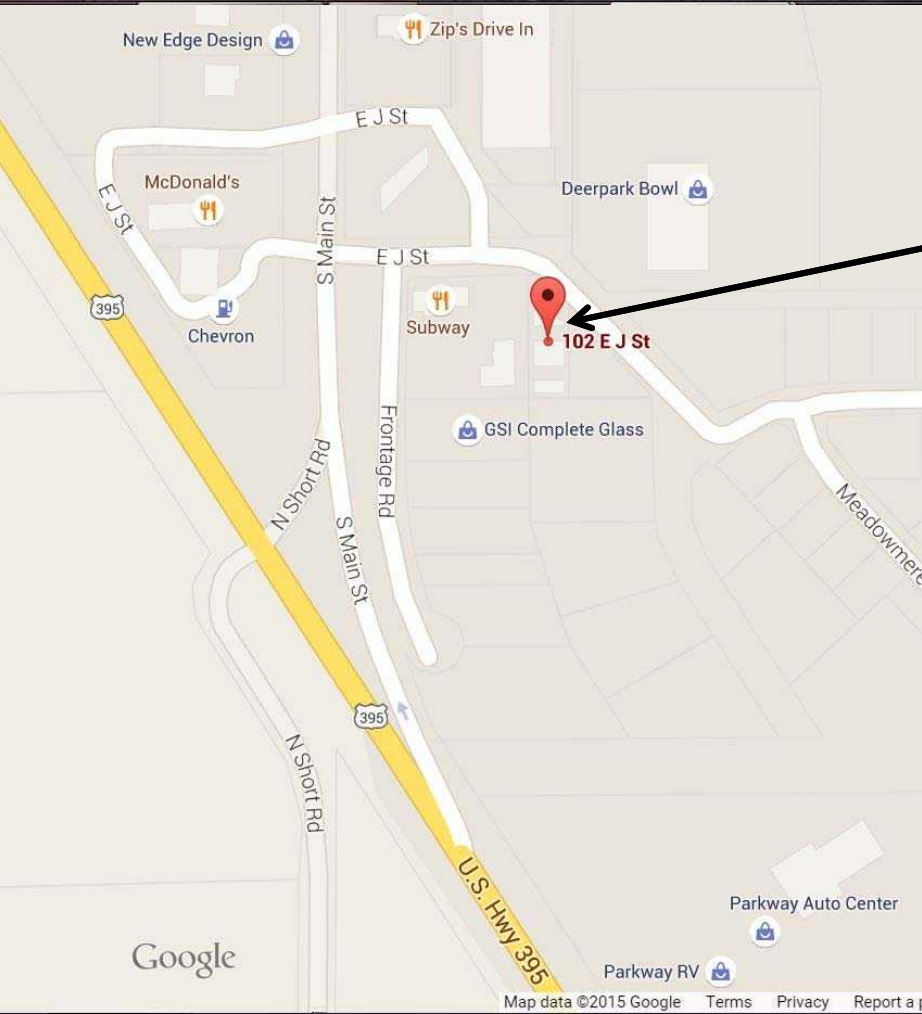
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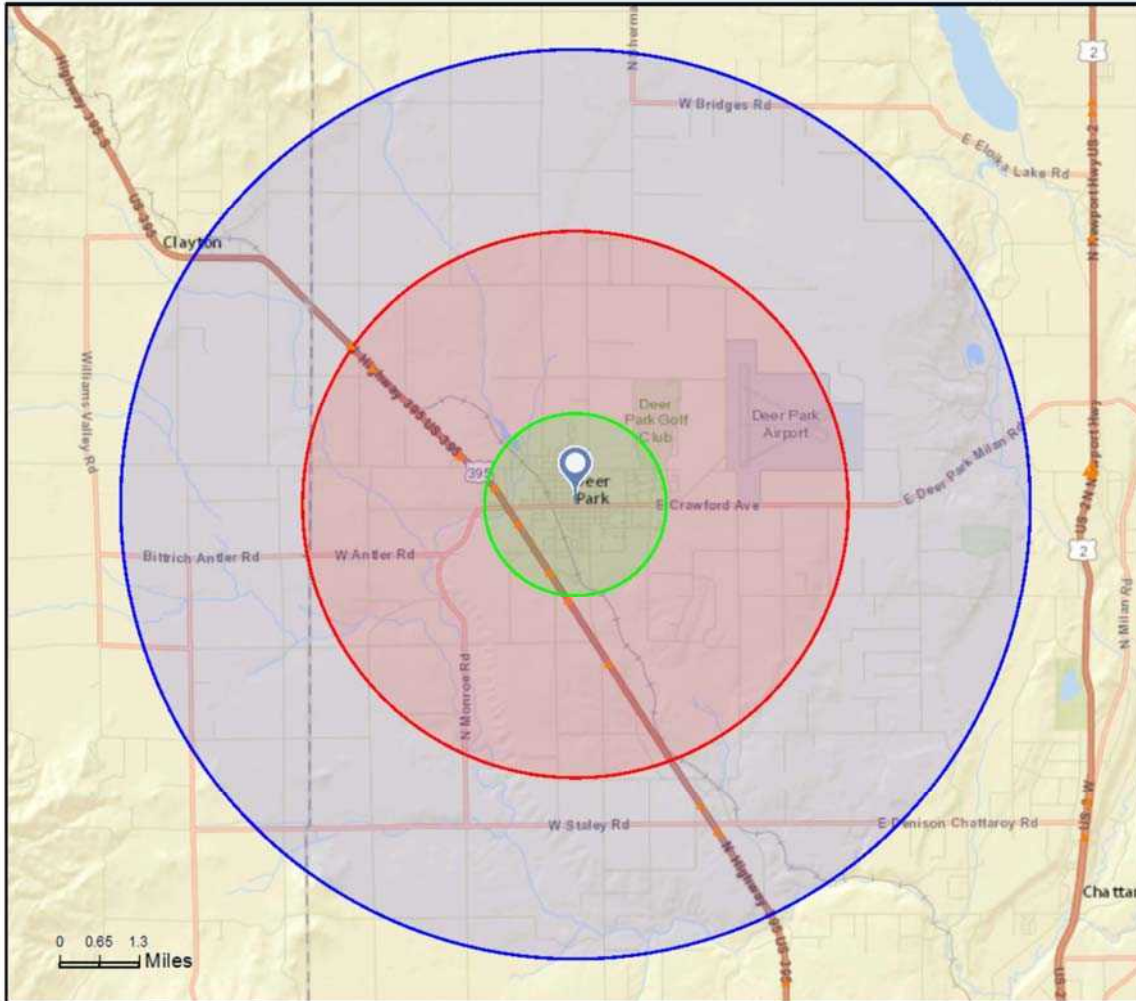




## Traffic Count Map

Deer Park, Washington  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 47.95431  
Longitude: -117.47198



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

July 31, 2015

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## 2015 Demographics

### Population:

1 Mile Radius	3,756
3 Mile Radius	6,455
5 Mile Radius	10,033

### Average Household Income:

1 Mile Radius	\$48,879
3 Mile Radius	\$53,989
5 Mile Radius	\$58,942

### Cars Per Day Traffic Count:

395 & S. Main Street:  
**12,000 Cars per Day**

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