



### Property Features

- 2,400 SF, Subway Occupies 1,600 SF
- Upside Income Potential with 800 SF Extra Available for Lease
- Built in 1995
- About a Half Hour Drive from Tri Cities
- 0.59 Acres
- Plenty of Parking
- \$383,530 2018 Tax Assessed Value
- 10 Year Strong Franchisee Personal Guaranty
- 2% Yearly Rent Increases
- 7% Cap Rate

**210 Merlot Dr | Prosser, WA 99350**

**Sale Price: \$428,000**

For More Information, Contact:

**John Powers**

+1 509 622 3563

[jpowers@naiblack.com](mailto:jpowers@naiblack.com)

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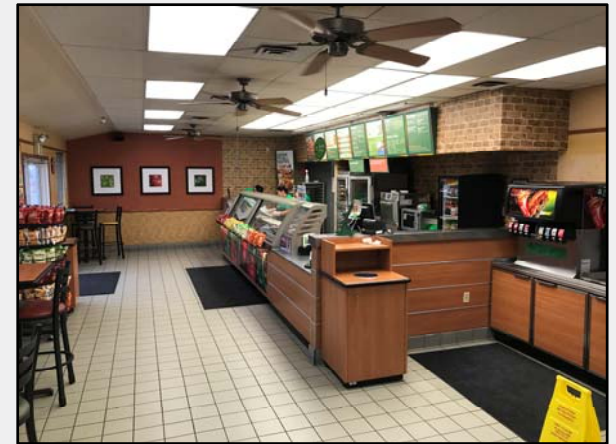
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Interior Photos  
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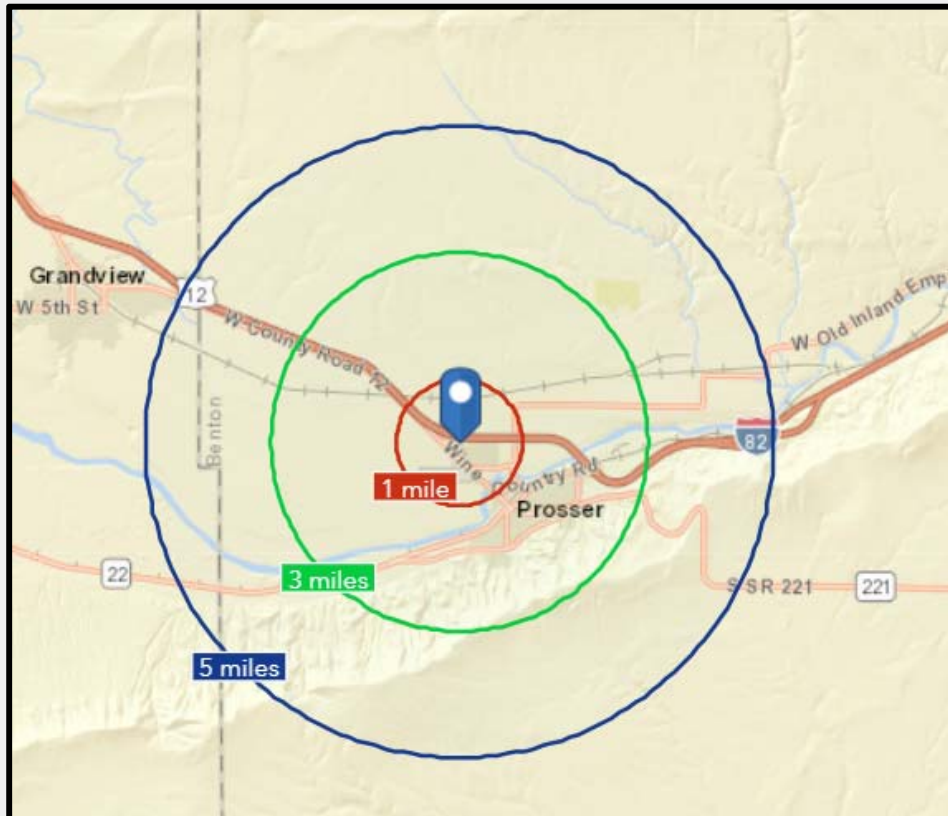
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# 2018 Demographics

210 Merlot Dr  
Prosser, WA 99350



	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Population:</b>	1,591	10,293	13,540
<b>Average HHI:</b>	\$74,013	\$72,169	\$73,137

**Traffic Counts: I-82:** 19,000 VPD

**Wine Country Rd:** 11,035 VPD

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Proforma  
210 Merlot Dr  
Prosser, WA 99350

## 2018 Income & Expenses

Property: 210 Merlot Dr  
Prosser, WA 99350

Gross Operating Income	\$30,000.00
Tenant pays all expenses: Taxes, Insurance, and CAM	
Total Operating Expenses:	\$0
<b>Net Operating Income:</b>	<b>\$30,000</b>
<b>Sale Price:</b>	<b>\$428,000.00</b>
<b>Cap Rate:</b>	<b>7%</b>

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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