



Property Features

- 1,600 SF Building
- Built in 2004
- 0.49 Acres
- Plenty of Parking
- \$322,700 2018 Tax Assessed Value
- 10 Year Strong Franchisee Personal Guaranty
- 2% Yearly Rent Increases
- 6.50% Cap Rate

1607 W Lincoln Ave | Yakima, WA 98902

Sale Price: \$460,000

For More Information, Contact:

John Powers

+1 509 622 3563

jpowers@naiblack.com

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Aerial Photo

1607 W Lincoln Ave
Yakima, WA 98902



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Photos
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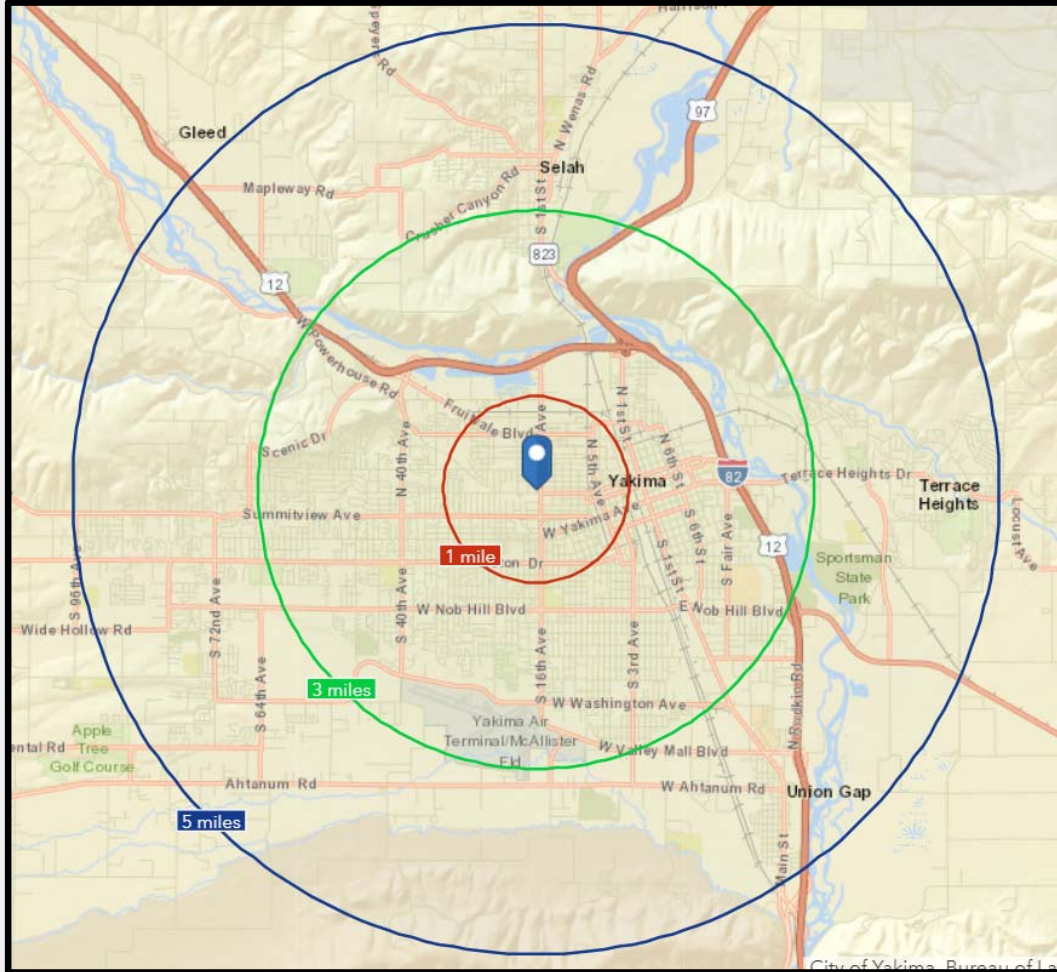
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2018 Demographics

1607 W Lincoln Ave
Yakima, WA 98902



	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	19,116	83,868	123,304
Average HHI:	\$54,989	\$60,742	\$59,586

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Proforma

1607 W Lincoln Ave
Yakima, WA 98902

2018 Income & Expenses

Property: 1607 W Lincoln Ave
Yakima, WA 98902

Gross Operating Income	\$30,000.00
Tenant pays all expenses: Taxes, Insurance, and CAM	
Total Operating Expenses:	\$0
Net Operating Income:	\$30,000
Sale Price:	\$460,000
Cap Rate:	6.5%

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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