



Single Tenant Subway Building Sale Lease Back NNN Investment



Property Features

- 1,650 SF +/-
- Built in 1995
- 0.56 Acres
- Plenty of Parking
- \$484,370 2018 Tax Assessed Value
- 10 Year Strong Franchisee Personal Guaranty
- 2% Yearly Rent Increases
- 6.25% Cap Rate

7504 W Clearwater Ave | Kennewick, WA 99336

Sale Price: \$480,000

For More Information, Contact:

John Powers

+1 509 622 3563

jpowers@naiblack.com

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Aerial Photo

7504 W. Clearwater Ave.
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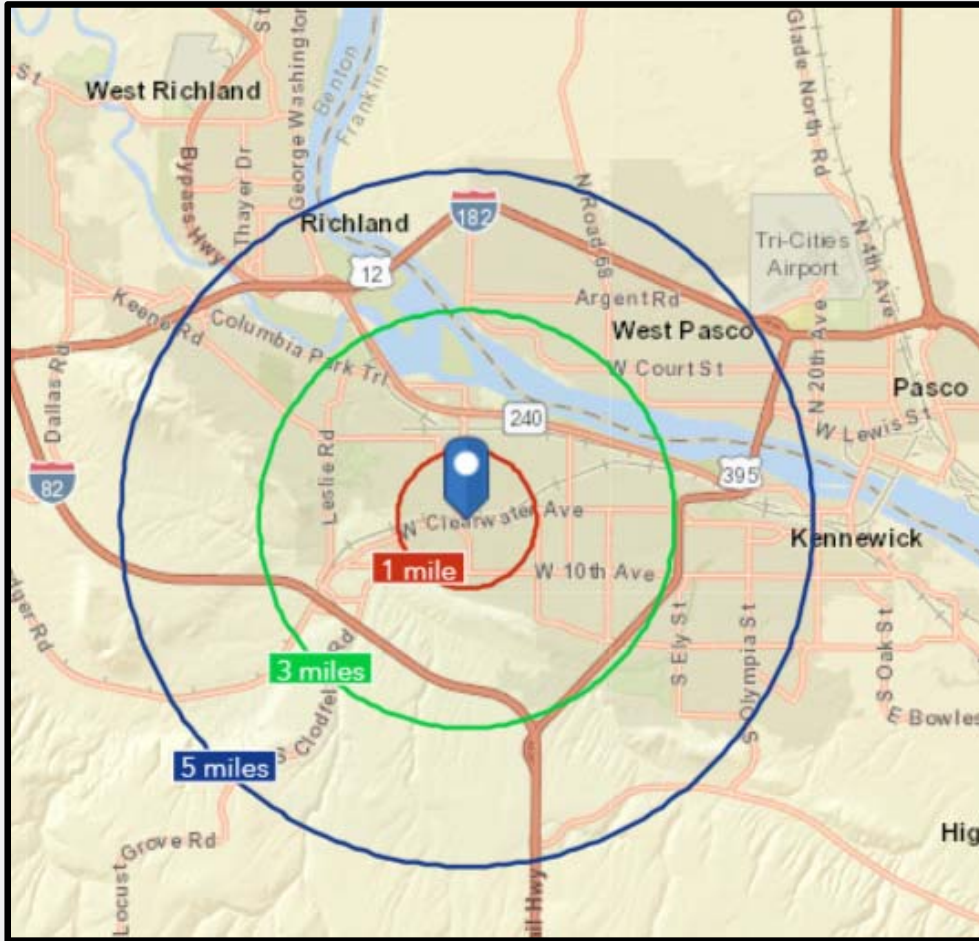
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2018 Demographics 7504 W. Clearwater Ave. Kennewick, WA 99336



	<u>1 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	11,132	559,291	130,556
Average HHI:	\$110,136	\$99,876	\$95,977

Traffic Counts: W. Clearwater Ave: 18,086 VPD
S. Columbia Center Blvd: 28,701 VPD

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Proforma

7504 W. Clearwater Ave.
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2018 Income & Expenses

Property: 7504 W. Clearwater Ave.
Kennewick, WA 99336

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:	\$480,000.00
Cap Rate:	6.25%

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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