



WESTLAKE
ASSOCIATES, INC.
COMMERCIAL INVESTMENT REAL ESTATE

FOR SALE: LIBERTY BAY MEDICAL OFFICE | POULSBO, WA



\$1.21 Million | CAP: 6%

LEASED PROFORMA

INVESTMENT HIGHLIGHTS

LEASEABLE SF 8,389 SF

PRICE PER SF \$144.00 / SF

LAND AREA approx. 22,216 SF

YEAR BUILT 1984

> Commercial Office

> Medical Building

> 2,809 SF Leased

> 5,402 SF Vacant

20696 Bond Road NE, Poulsbo, WA 98370

Gary Hunter, CCIM

MANAGING BROKER | PARTNER

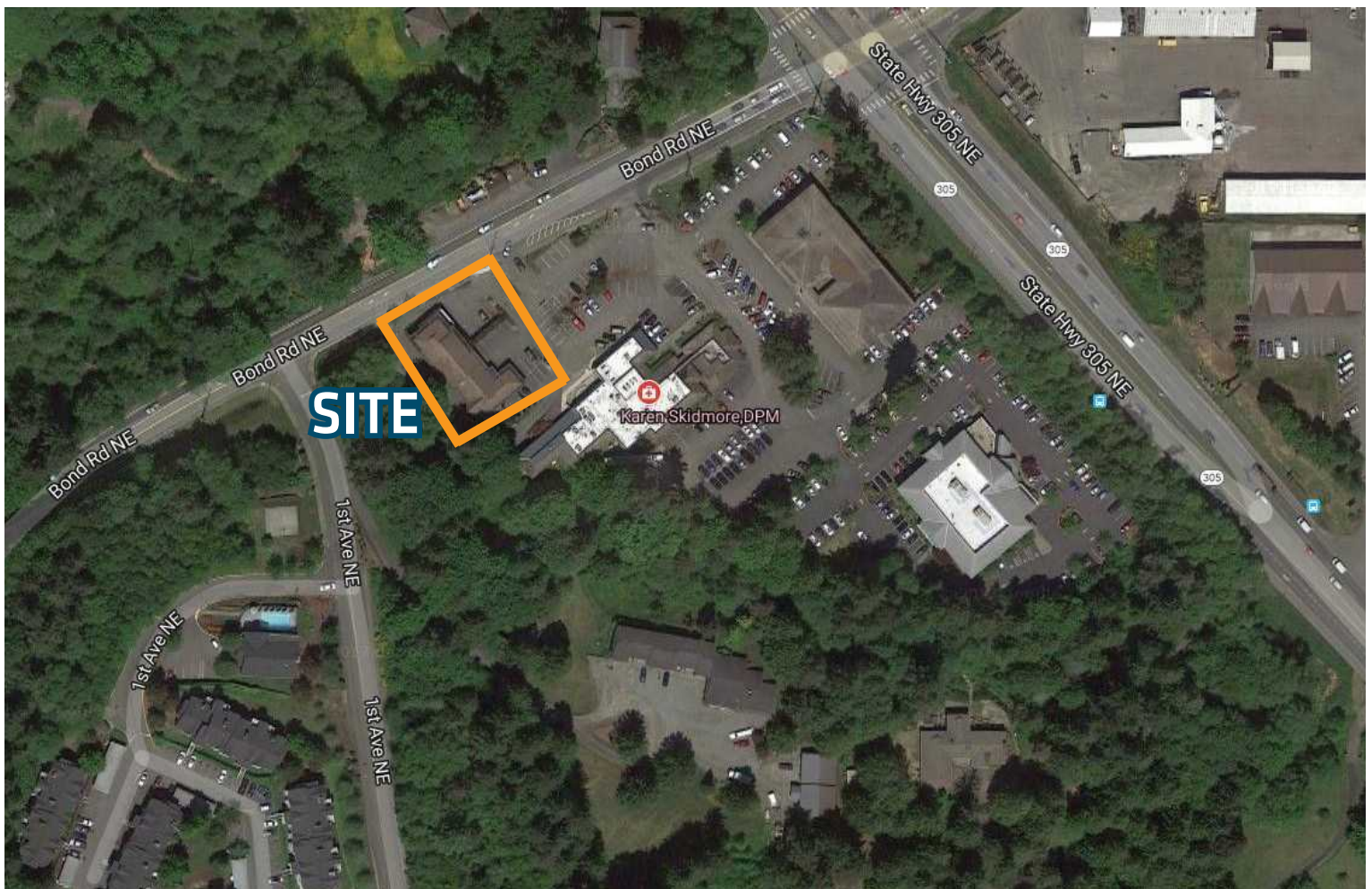
206.505.9427

hunter@westlakeassociates.com

Demographics | Location

3 Mile Radius

Population	18,378
Average Household Income	\$89,441
Housing Units	7,375
Total Businesses	1,044
Daily Traffic Count	15,000 to 30,000



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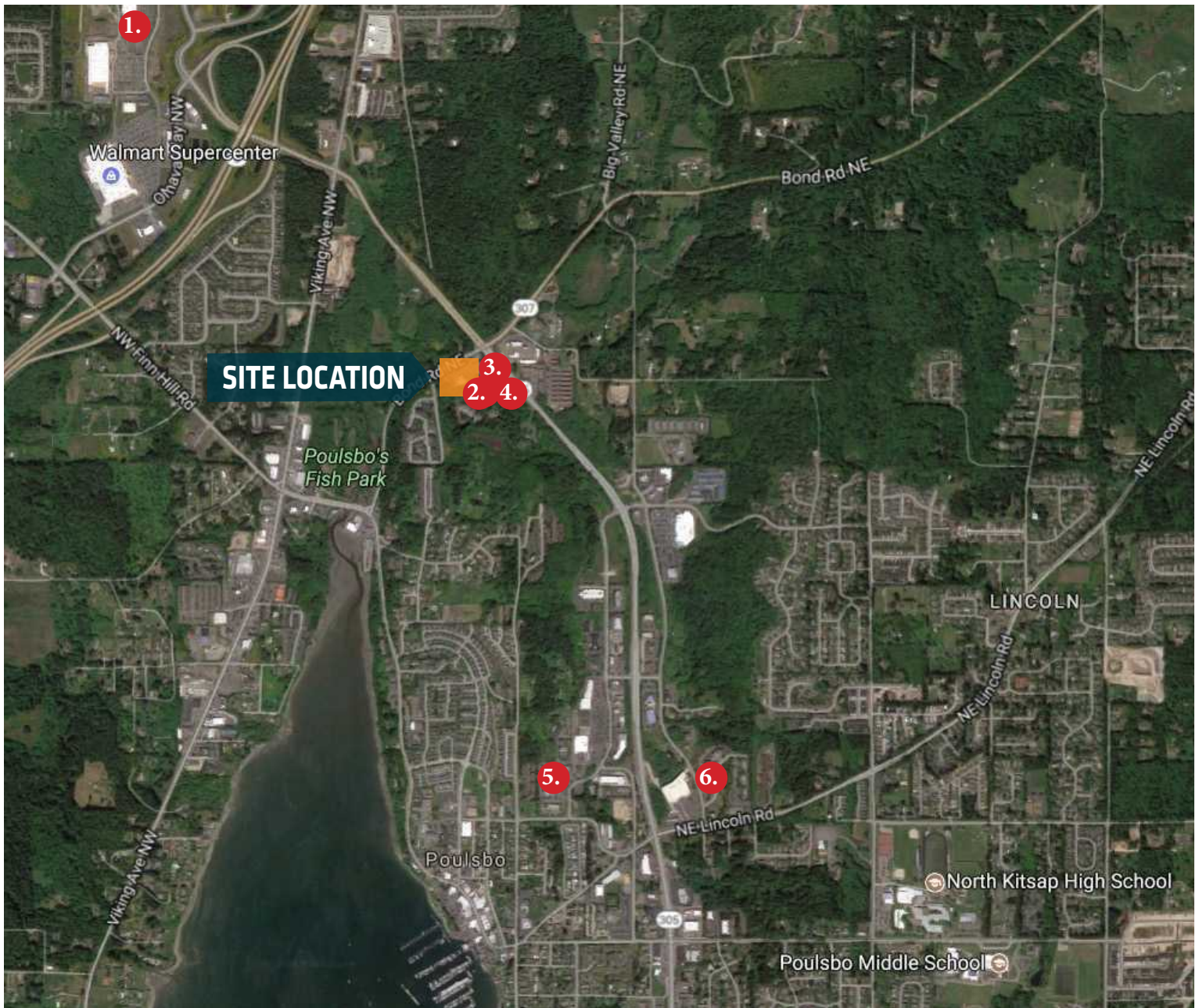
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Medical Services | Hospitals

- | | | | |
|----|-----------------------------|----|-----------------------------------|
| 1. | Sound Pediatrics | 4. | Pacific Medical Building |
| 2. | North Kitsap Medical Center | 5. | Kaiser Permanente Poulsbo Medical |
| 3. | Immediate Clinic Poulsbo | 6. | Olympic Peninsula Kidney Center |



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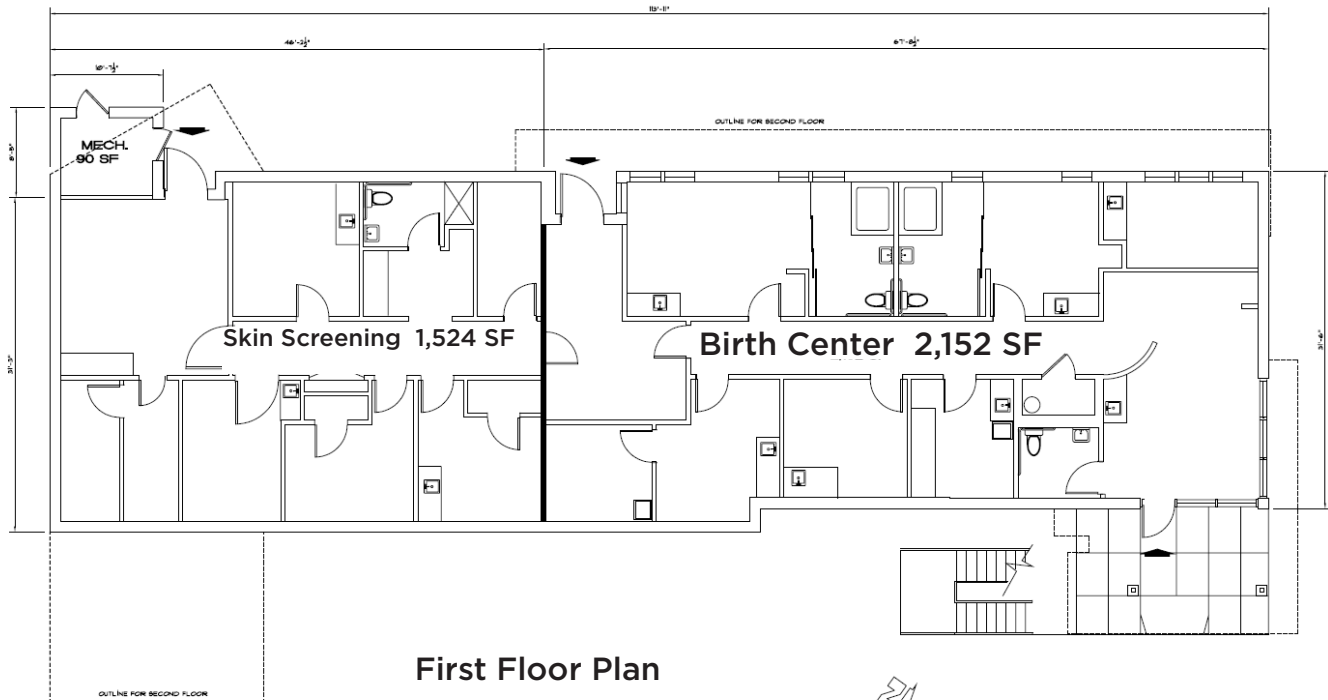
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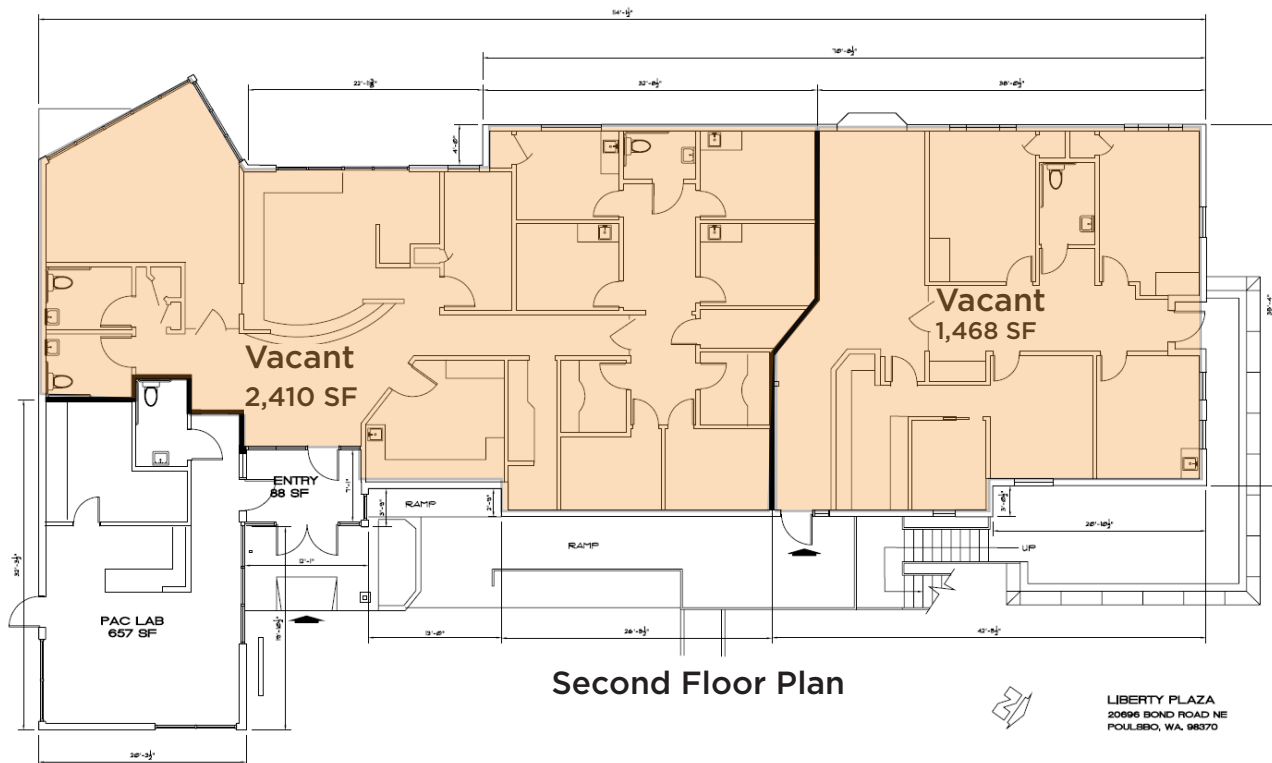


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Floor Plans



LIBERTY PLAZA
20696 BOND ROAD NE
POULDER, WA. 98370



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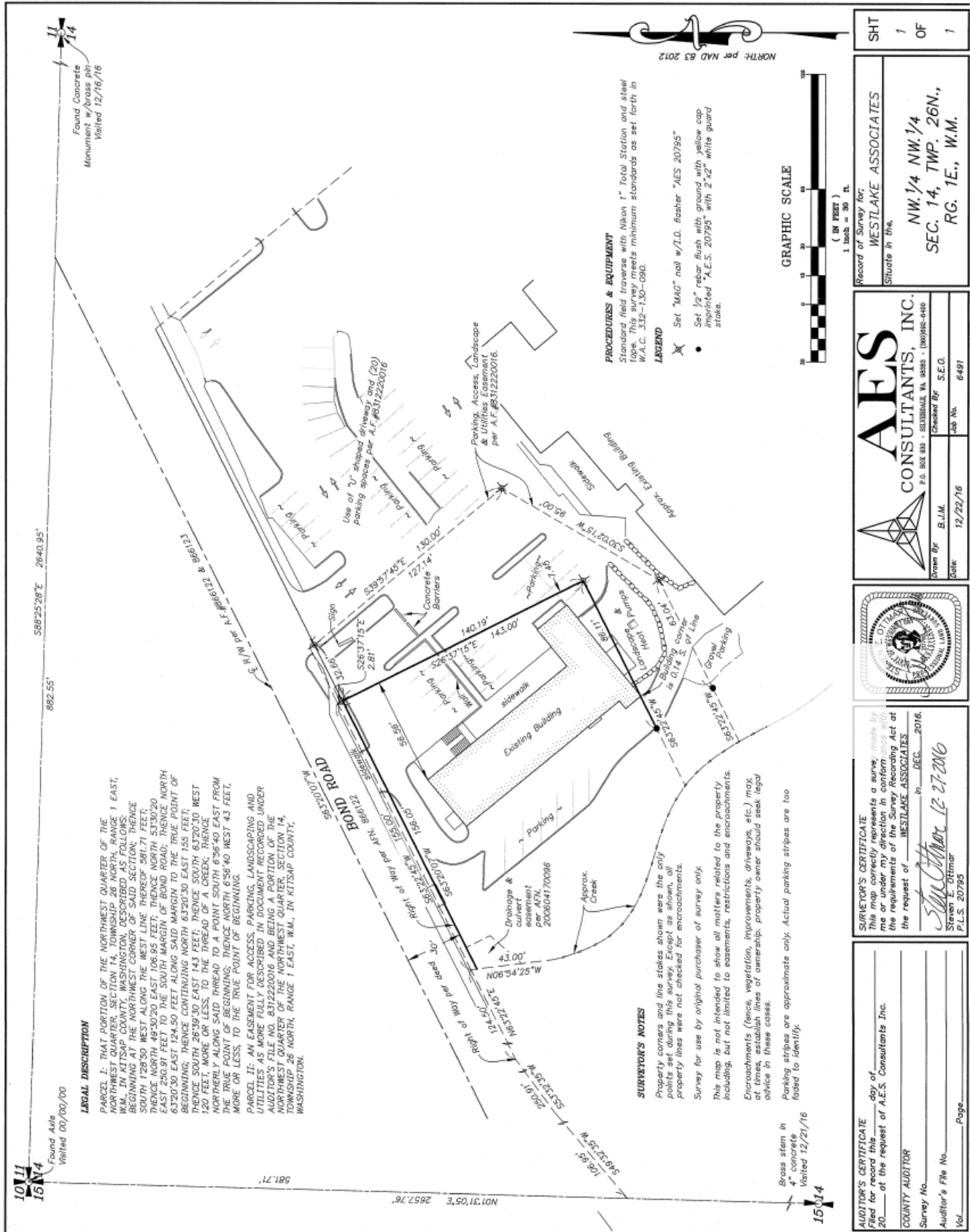
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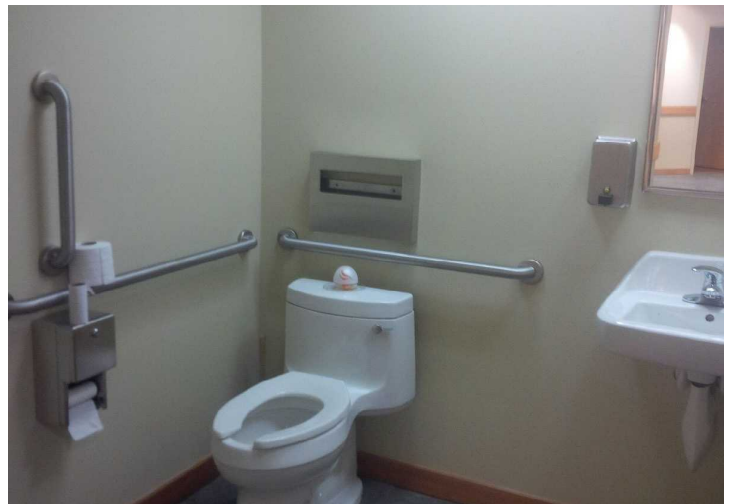
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Interior Photos



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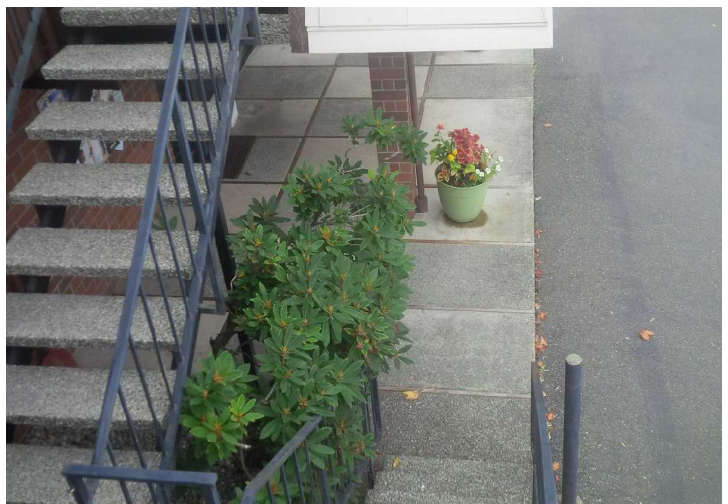
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Exterior Photos



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