

**FOR SALE**    **\$1,225,000**    **\$263/SF**

## TURN KEY OFFICE WITH TENANT & CASHFLOW!

This 4,660 SF building offers a mixed use opportunity ideal for professional office/medical uses. Priced at \$1,225,000, this turnkey office already has a tenant in suite #2, ensuring immediate cash flow for the owner. The 4,660 SF building offers two separate suites, suite #1 is available: Suite #1 ~3,183 SF, and suite #2 1,471 SF. *MLS# 276263*

- Owner/User setup
- 8 Offices & 2 conference
- Cashflow/tenant/expansion
- Heart of Vista Field

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**6601 DESCHUTES AVE | Kennewick, WA.**

**KEY NOTES:**

<b>PARKING STALLS</b>	<b>11-20</b>
<b>ACCESS</b>	<b>double to separate suites</b>
<b>CURRENT TENANT RENT</b>	<b>\$2,150 MG/ 1,471SF</b>
<b>AVAILABLE SF</b>	<b>3,189 SF</b>
<b>TOTAL SF</b>	<b>4,660 SF</b>
<b>EST. NNN</b>	<b>\$5.55</b>
<b>YEAR BUILT</b>	<b>2004</b>



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