

FOR SALE \$1,150,000 \$247/SF



TURN KEY OFFICE WITH TENANT & CASHFLOW!

Seller can leaseback for 6 months (\$5k/mo) This 4,660 SF building offers a mixed use opportunity ideal for professional office/medical uses. Priced at \$1,150,000, 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
- 6-Month Leaseback
- Cashflow/tenant/expansion
- Heart of Vista Field

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6601 DESCHUTES AVE | Kennewick, WA.

KEY NOTES:

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



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