

FOR SALE



MULTI-TENANT INVESTMENT PROPERTY

8318 W Gage Boulevard | Kennewick, WA 99336

[KIEMLE] HAGOOD



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MULTI-TENANT INVESTMENT PROPERTY FOR SALE

8318 W Gage Boulevard
Kennewick, WA 99336

OFFERING PRICE | \$1,795,000

BUILDING SIZE | ±9,000 SF

RENTABLE SF | ±8,272 RSF

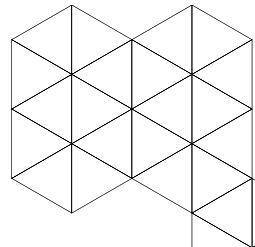
YEAR BUILT | 1977

LOT SIZE | ±0.58 Acres (±25,264.8 SF)

PARCEL NO. | 130994000013002

ZONING | Commercial General

PARKING | 30 Stalls



Excellent multi tenant retail investment property with very successful, long term restaurant tenant anchor. This property is in the heart of a major Kennewick retail artery, next to the Columbia Center Mall, Costco, Olive Garden, AMC movie theatre, and much more. With one suite currently available for lease, this property could serve as an owner occupied investment with strong upside.



8318 W Gage Blvd | RENT ROLL

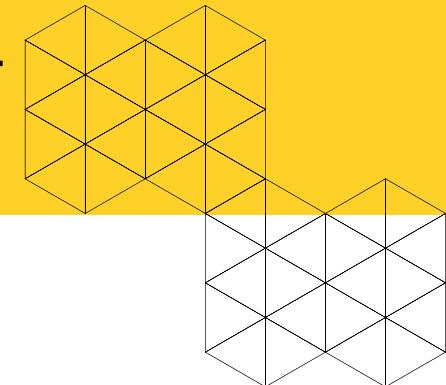
TENANT	SUITE	SF	TYPE	LEASE RATE (\$/SF/YR)	LEASE RATE (MONTHLY)	LEASE RATE (ANNUALLY)
Bangkok Thai	Suite A	±3,891	Gross	\$19.89	\$6,450.00	\$77,400.00
Tire Factory	Suite C	±2,236	Gross	\$15.83	\$2,950.00	\$35,400.00
Pro Forma Tenant	Suite F	±2,145	NNN	\$15.00	\$2,681.25	\$32,175.00
Signage	N/A	N/A	Gross	N/A	\$150.00	\$1,800.00
TOTALS		±8,272 SF				



8318 W Gage Blvd | OPERATING EXPENSES

Insurance	\$7,330.57	Property Tax	\$6,387.48
Repair & Maintenance	\$17,335.56	Supplies	\$319.05
Electricity & Gas	\$5,291.19	Refuse	\$4,576.85
Water & Sewer	\$2,279.81		

RENTAL INCOME	\$ 146,775.00
OPERATING EXPENSES	\$ 43,520.51
NNN REIMBURSEMENT	\$ 8,470.62
NET INCOME	\$ 111,725.11
CAP RATE	6.22%

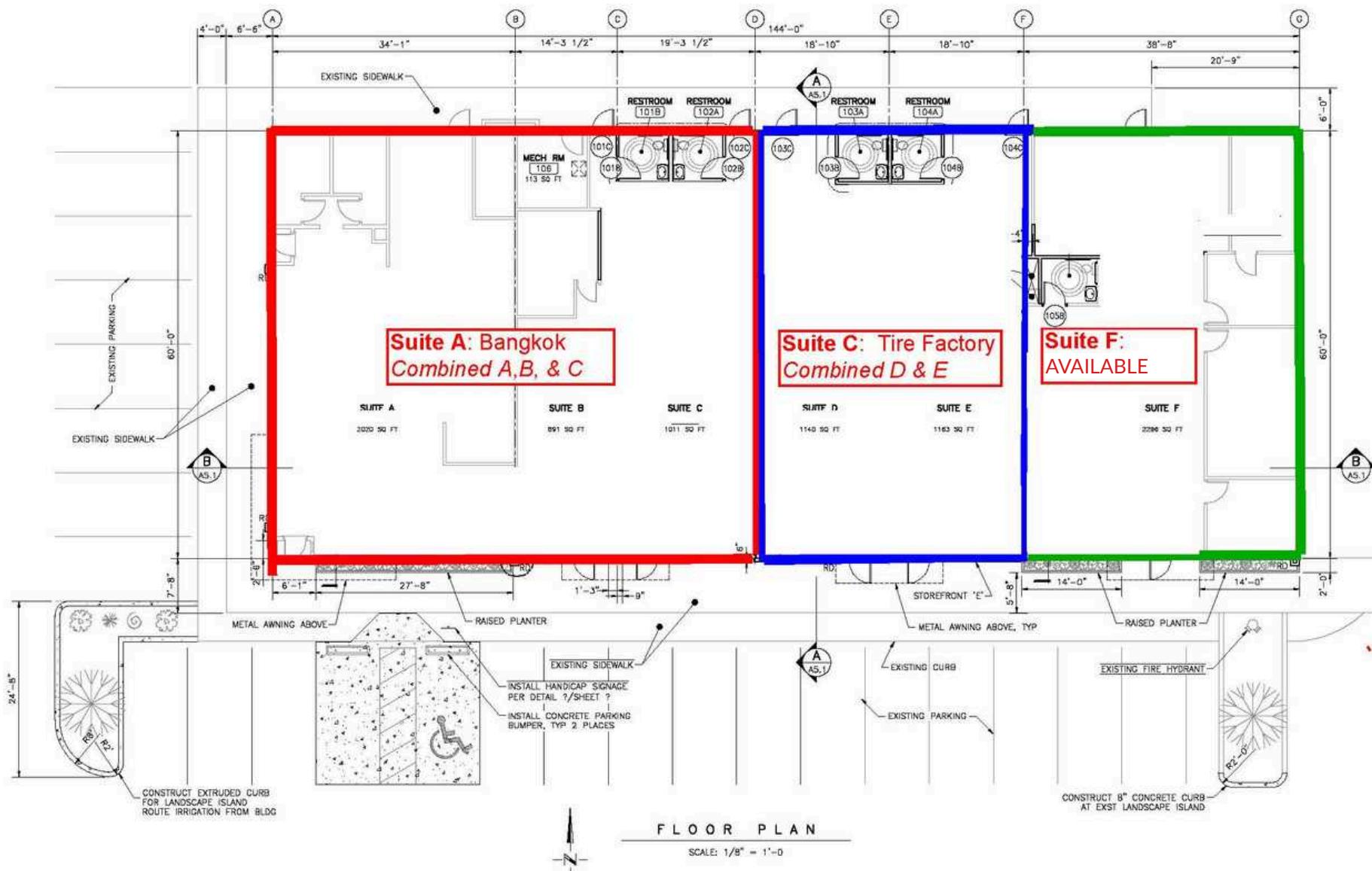




PROPERTY PHOTOS

MULTI-TENANT INVESTMENT PROPERTY **FOR SALE**





SURROUNDING AREA

MULTI-TENANT INVESTMENT PROPERTY **FOR SALE**



[VIEW LOCATION](#)MULTI-TENANT INVESTMENT PROPERTY **FOR SALE**

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