

FOR SALE



MULTI-TENANT INVESTMENT PROPERTY

8318 W Gage Boulevard | Kennewick, WA 99336

[KIEMLEHAGOOD

MICHAEL PETRILLO

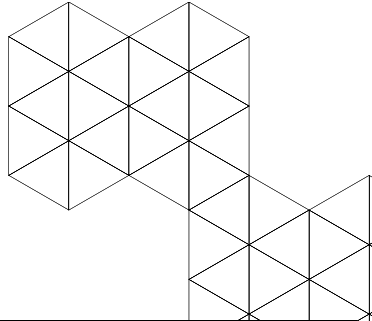
509.862.5747

michael.petrillo@kiemlehagood.com

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		

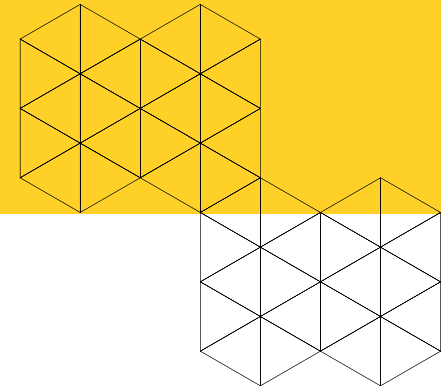
RENTAL INCOME \$ 146,775.00

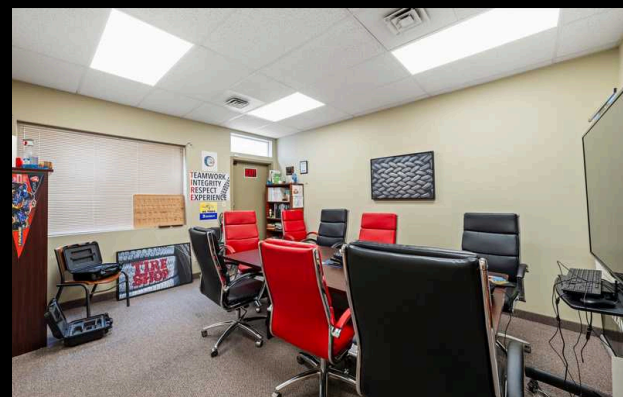
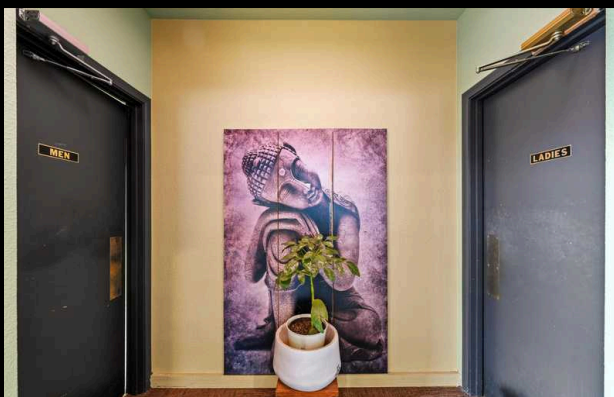
OPERATING EXPENSES \$ 43,520.51

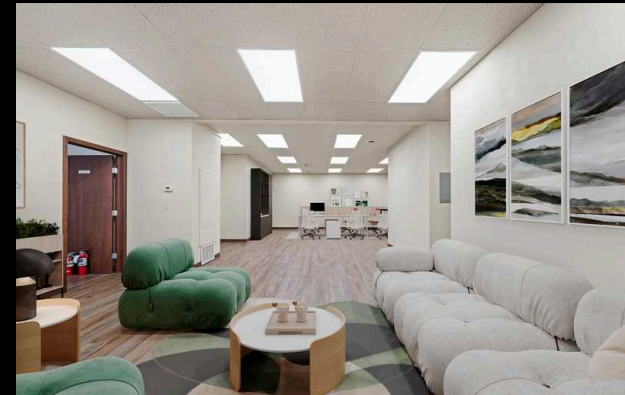
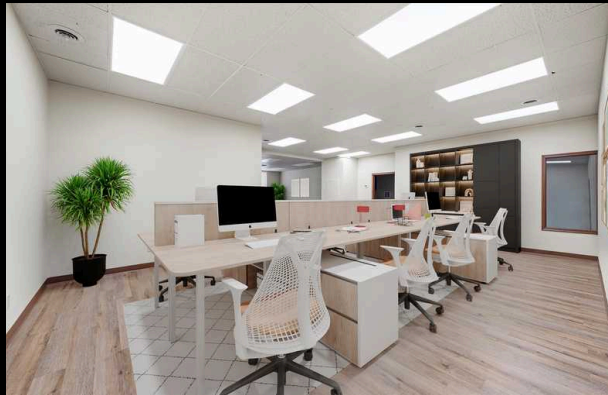
NNN REIMBURSEMENT \$ 8,470.62

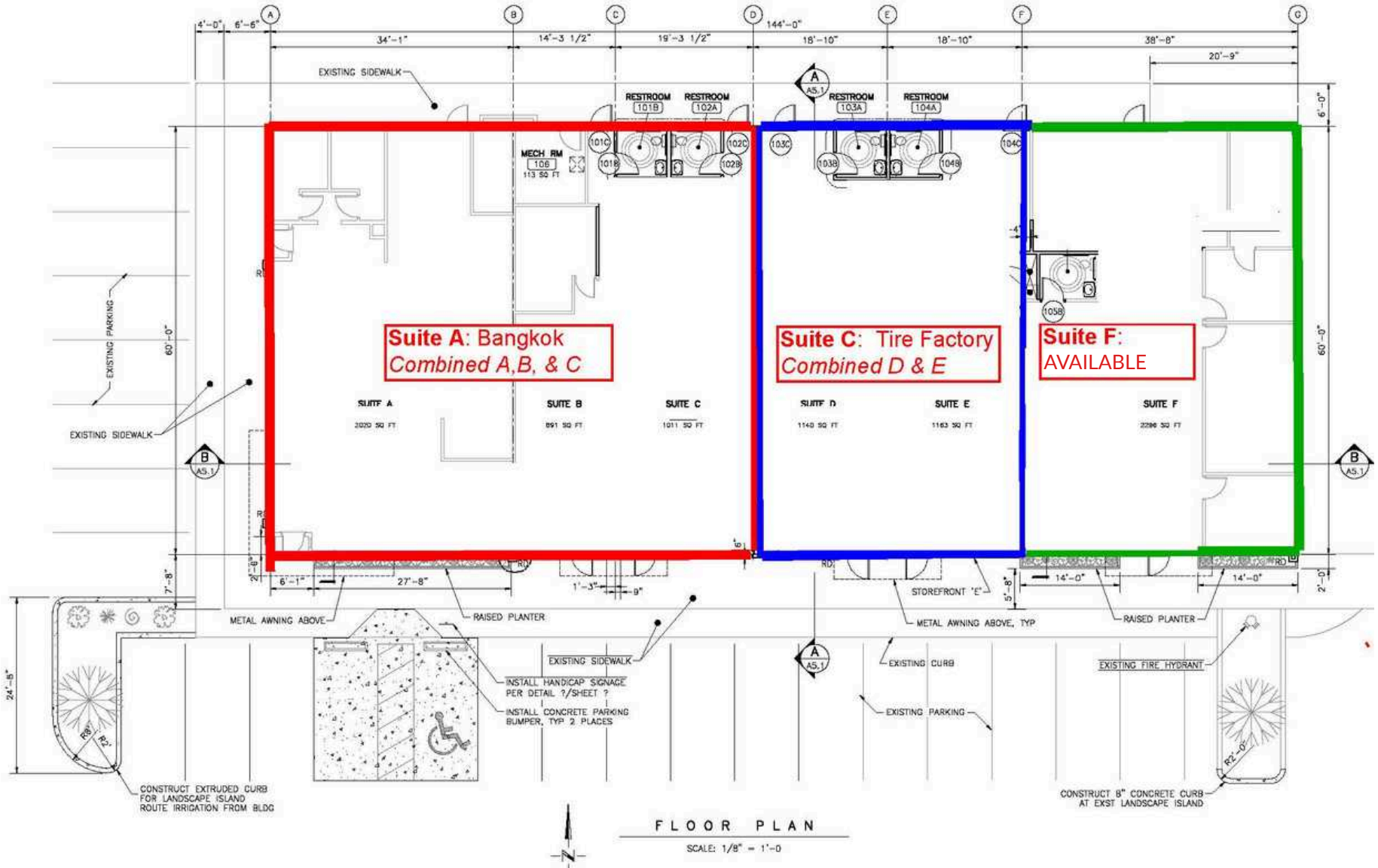
NET INCOME \$ 111,725.11

CAP RATE 6.22%











VIEW LOCATION



MULTI-TENANT INVESTMENT PROPERTY FOR SALE

COLUMBIA CENTER
A SIMON MALL



8318 W Gage Blvd

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

MICHAEL PETRILLO

D | 509.862.5747

michael.petrillo@kiemlehagood.com

[KIEMLEHAGOOD]