

\$475,000

2803 W. NOB HILL BLVD., YAKIMA, WA 98902

NOB HILL STORAGE FACILITY FOR SALE



OPERATING INCOME	\$46,139.43
OPERATING EXPENSES	\$10,762.25
NET INCOME	\$35,377.18
CAP RATE	7.4%

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John L. Scott
YAKIMA



PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Situated on W. Nob Hill Blvd, providing excellent exposure to traffic.
- **Ample Parking:** Spacious parking area to accommodate customers and staff.
- **Well-Maintained Property:** Regular maintenance and repairs ensure a professional environment.
- **Long Term Tenants:** 97.5% occupied.

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KEY FEATURES



TOTAL RENT INCOME 2025	\$46,139.43
CLEANING & MAINTENANCE	\$2,430.24
PROPERTY INSURANCE	\$258.00
MANAGEMENT FEE'S	\$4,526.74
UTILITIES (ELECTRICITY):	\$920.12
REPAIRS:	\$178.70
SUPPLIES:	\$53.11
PROPERTY TAX:	\$2,395.34
NET OPERATING INCOME (NOI):	\$35,377.18

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