

FOR SALE



FULLY LEASED MEDICAL OFFICE BUILDING

SALE PRICE	\$1,175,000
TOTAL BLDG SF	±4,140 SF
YEAR BUILT	2012
LOT SIZE	±0.81 AC (±35,583 SF)
PARCEL NO.	61320006500060000
ZONING	Port Commercial

MEDICAL OFFICE INVESTMENT

808 Port Drive
Clarkston, WA 99403

KIEMLEHAGOOD

CHAD BURD, SIOR
208.770.2597 | chad.burd@kiemlehagood.com

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Clarkston, WA 99403

SALE DETAILS

SALE PRICE | \$1,175,000

CAP RATE | 5.9%

NOI | \$69,427

Total Building SF | \pm 4,140 SF

Land Size | \pm 0.81 AC (\pm 35,583 SF)

Parcel #s | 61320006500060000

Zoning | Port Commercial

Year Built/Renovated | 2012

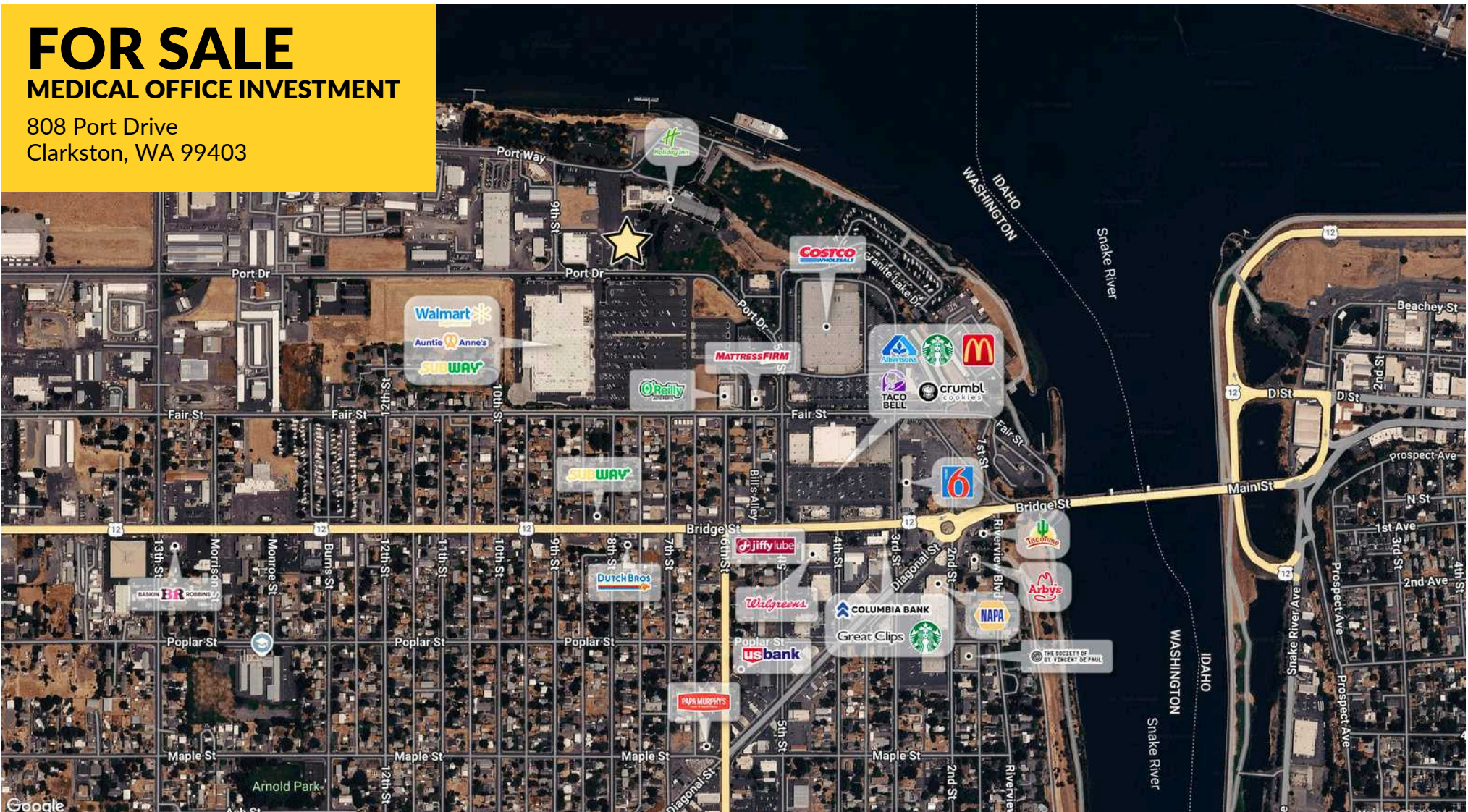
Parking | Ample Parking



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TRAFFIC



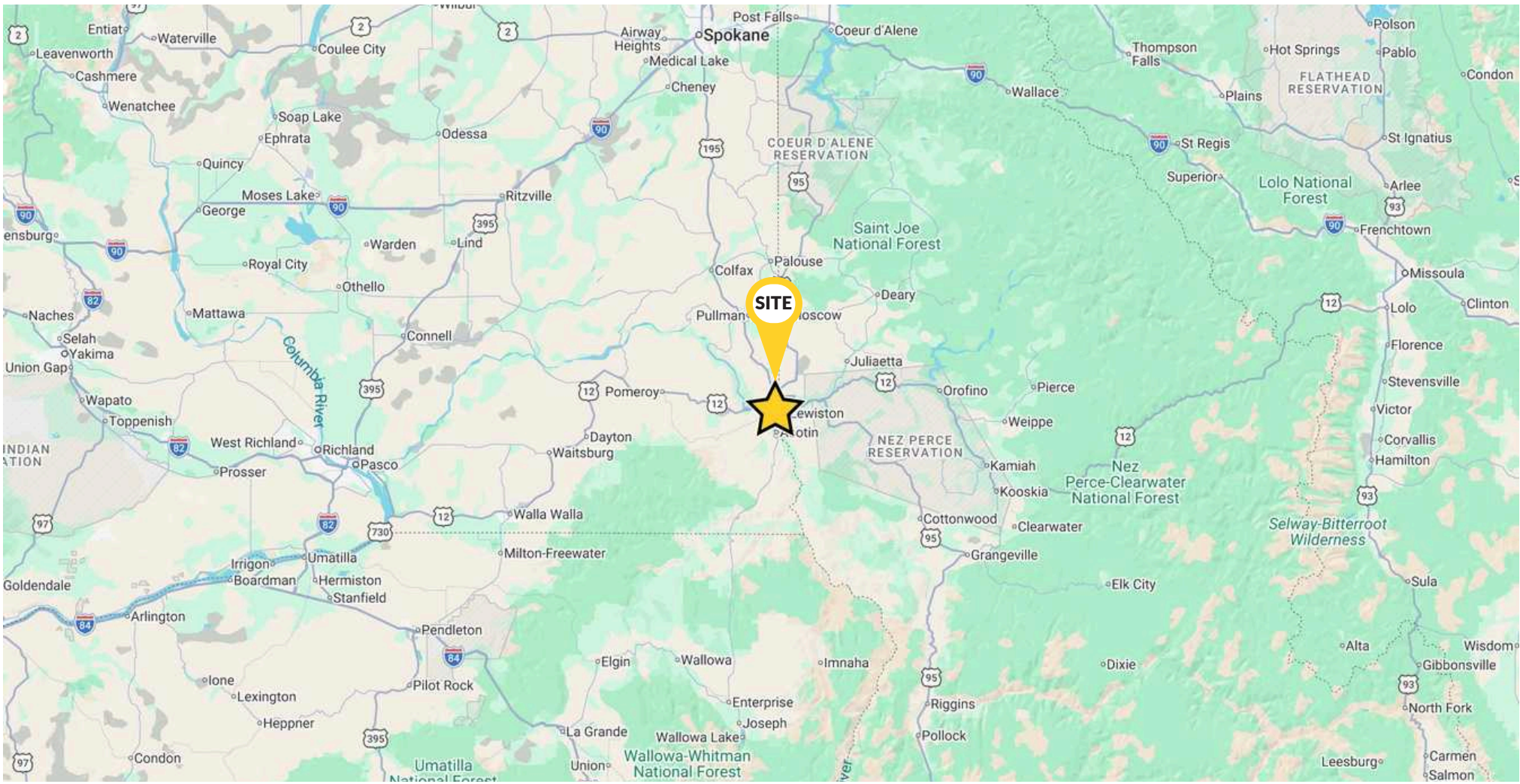
AVERAGE DAILY TRAFFIC

Port Drive	±2,767 ADT
5th Street	±4,164 ADT
Fair Street	±1,313 ADT
Bridge Street	±11,302 ADT

DEMOGRAPHICS



	1 MI	3 MI	5 MI	10 MI
EST POPULATION 2025	5,141	30,471	45,706	59,165
PROJ. POPULATION 2030	5,057	29,919	44,671	57,912
MEDIAN AGE	37.4	40.2	42.1	42.4
2025 AVERAGE HHI	\$79,622	\$93,688	\$96,253	\$101,581
2025 MEDIAN HHI	\$54,980	\$69,710	\$71,396	\$75,744



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KIEMLE
HAGOOD

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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