SARATOGA

commercial real estate

FOR SALE

FULLY OCCUPIED 4-TENANT OFFICE BUILDING

ON THE USA/CANADA BORDER



155 12TH ST, BLAINE, WA

FULLY OCCUPIED 4-TENANT OFFICE BUILDING ON THE USA/CANADA BORDER

155 12TH ST, BLAINE, WA

LISTING PRICE: $2,000,000

$179,565 *Gross Scheduled Income*
$47,673 *Total Expenses*

$127,935 *Net Operating Income*

- *6.4% CAP actuals with value-add opportunity*
- *8,294SF two-story office building*
- *Large lot with 26 dedicated parking spaces*
- *100% occupied with border-centric tenants*
- *Built in 2006*



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EXTERIOR PHOTOS



EXTERIOR PHOTOS

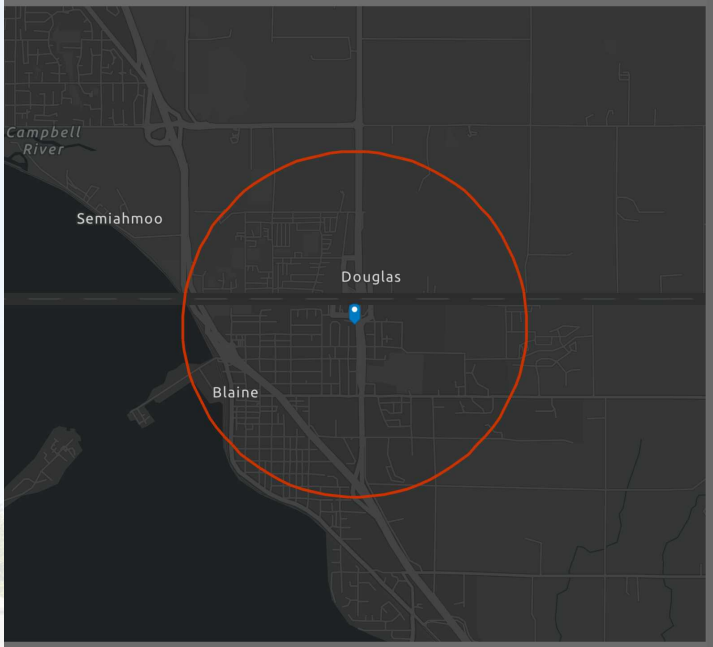


DEMOGRAPHICS
1 MILE

DEMOGRAPHIC PROFILE

155 12th St, Blaine, Washington, 98230

Ring of 1 mile



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The vintage of the data is 2024, 2029.

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EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad/Prof Degree
4%	36%	34%	26%

EMPLOYMENT

White Collar	64%
Blue Collar	22%
Services	14%

4.3% Unemployment Rate

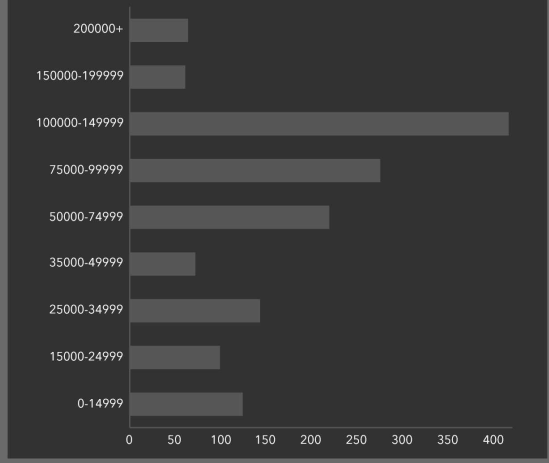
KEY FACTS

3,749 Population	41.5 Median Age
1,473 Households	$67,168 Median Disposable Income

INCOME

$80,501	Median Household Income
$34,824	Per Capita Income
$182,407	Median Net Worth

HOUSEHOLD INCOME ($)



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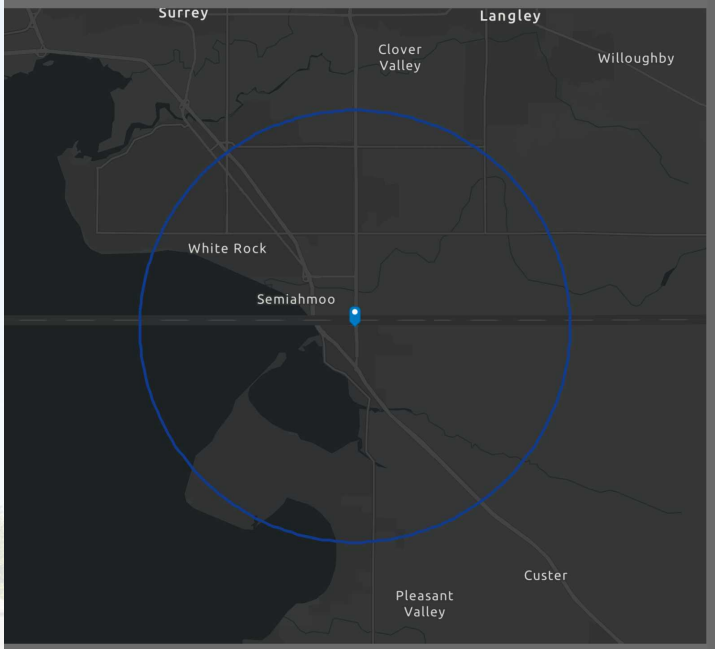
DEMOGRAPHICS
5 MILES

DEMOGRAPHIC PROFILE

155 12th St, Blaine, Washington, 98230

Ring of 5 miles



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EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/ Grad/Prof Degree
6%	26%	35%	33%

EMPLOYMENT

White Collar	65%
Blue Collar	23%
Services	12%

3.4% Unemployment Rate

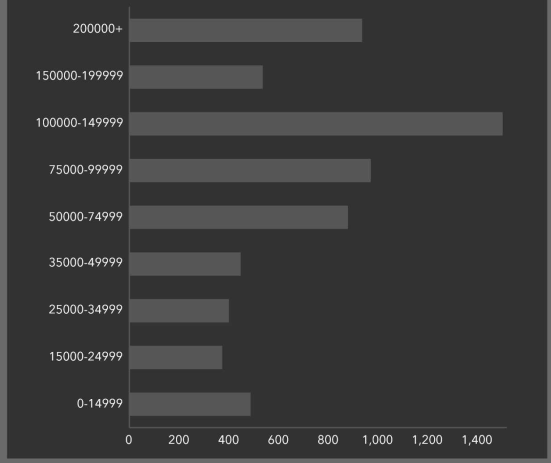
KEY FACTS

15,436 Population	49.0 Median Age
6,541 Households	$77,608 Median Disposable Income

INCOME

$90,899	Median Household Income
$49,799	Per Capita Income
$405,273	Median Net Worth

HOUSEHOLD INCOME ($)



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