



FOR SALE

1992 Saint Street

1992 SAINT STREET

Richland, WA 99352

PRESENTED BY:

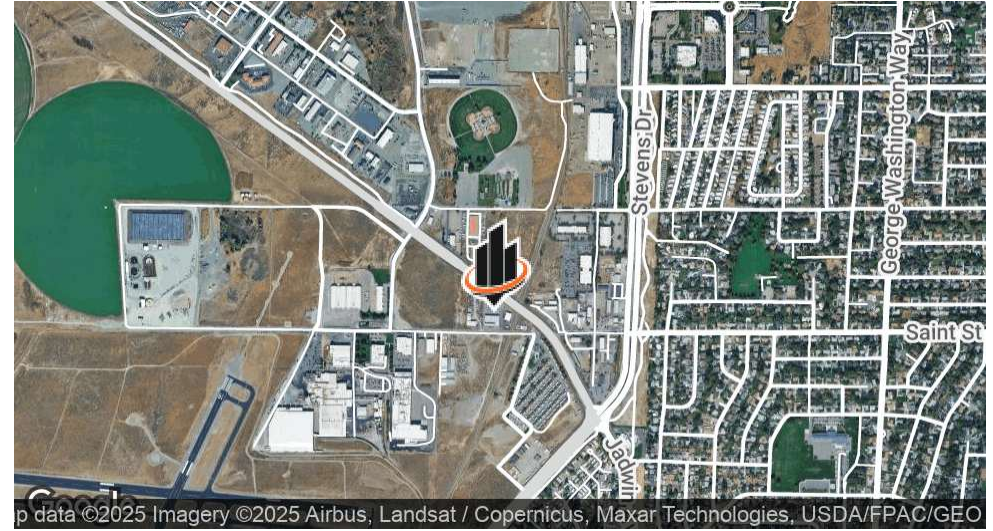
SCOTT SAUTELL

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WA #109003

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
LOT SIZE:	1.53 Acres
BUILDING SIZE:	20,280 SF
NOI:	\$248,948.00
CAP RATE:	6.22%
TRAFFIC COUNTS	15,690 cars per day

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PROPERTY DESCRIPTION

PROPERTY IS LEASED TO THE RICHLAND SCHOOL DISTRICT THROUGH MAY 2028. Office/Warehouse property sitting on 1.53 acres. Highway 240 frontage with two access points on Saint Street. Two 8,200square foot levels of nicely finished well functioning office space. Space can be demised for multiple users if desired. Warehouse is 3,720 sf and has a restroom. Building has a 100 panel 30 kW solar system that was installed in 2021.

PROPERTY HIGHLIGHTS

- 20,280 sf of gross building area
- 1.53 acres
- nicely finished office space
- High bay warehouse with truck door
- Large parking area or could be lay down yard

ADDITIONAL PHOTOS



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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

RICHLAND SCHOOL DISTRICT BUILDING

PRICE	\$4,000,000
PRICE PER SF	\$197
CAP RATE	6.22%
2024 GROSS INCOME	270,882
2024 EXPENSES	\$21,934

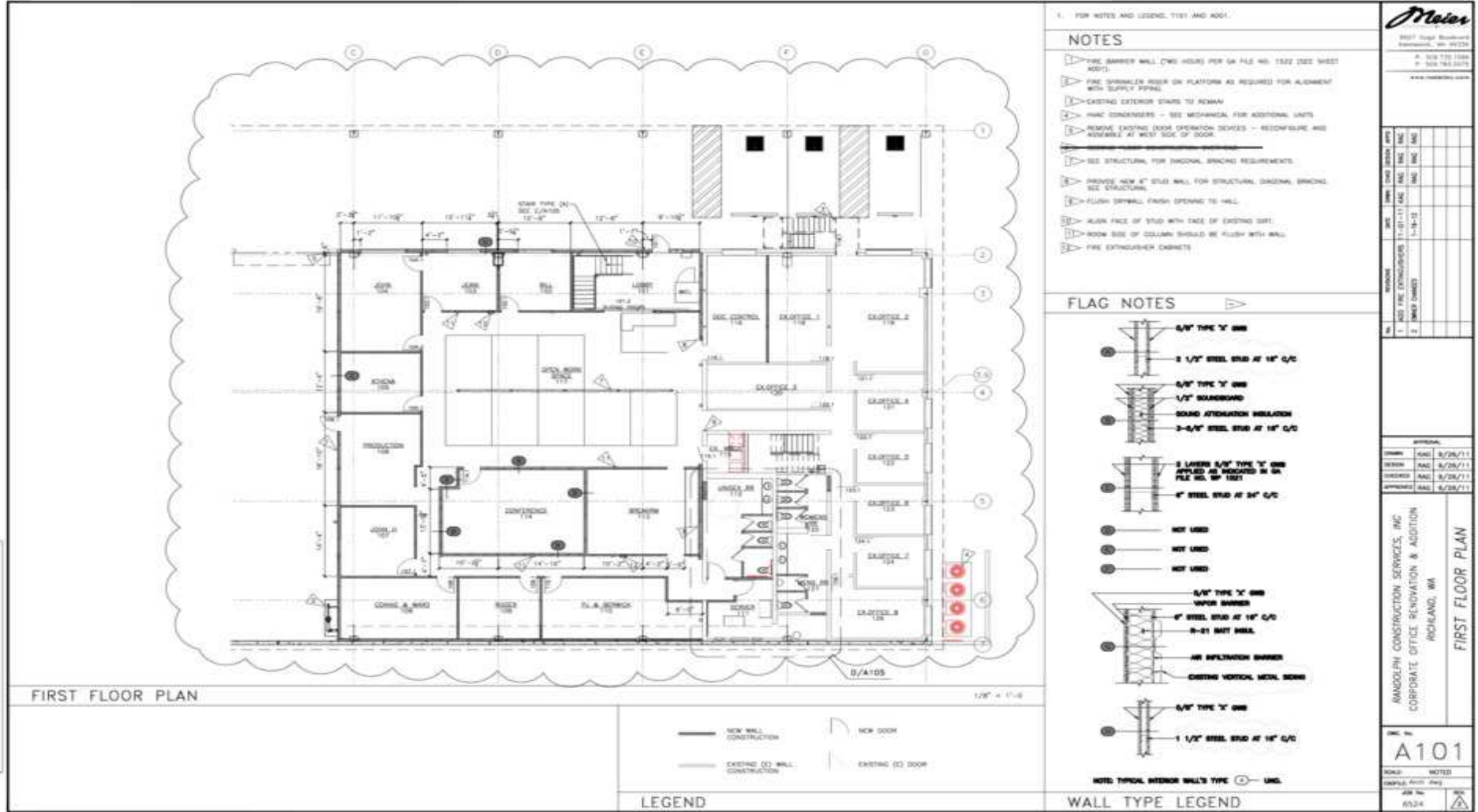
INCOME DATA

RICHLAND SCHOOL DISTRICT BUILDING

2024 GROSS RENT	\$270,882
MAY 2025 - MAY 2026 GROSS RENT	\$282,444
MAY 2026 - MAY 2027 GROSS RENT	\$290,916
MAY 2027 - MAY 2028 GROSS RENT	\$299,640

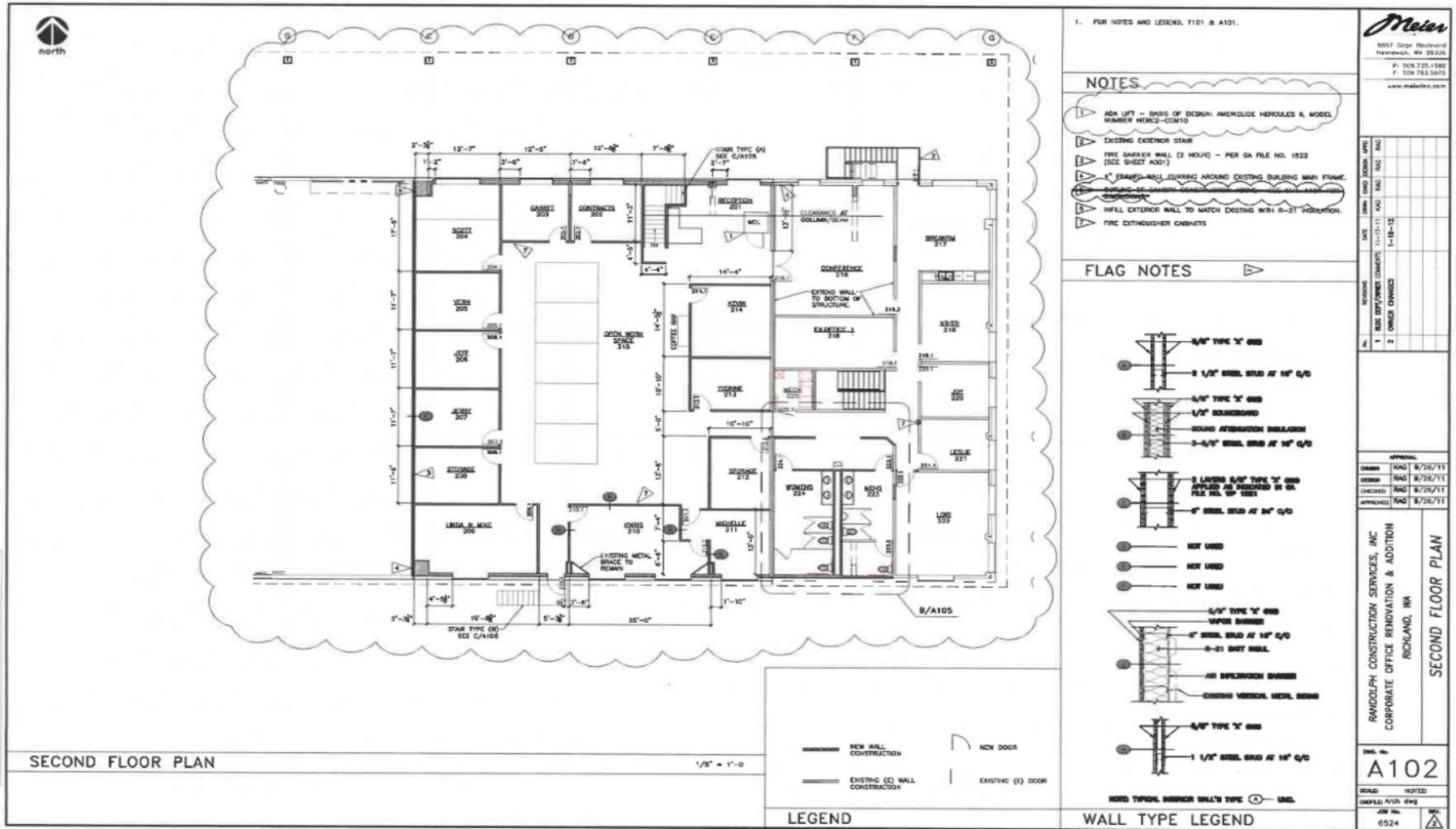
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FLOOR PLANS



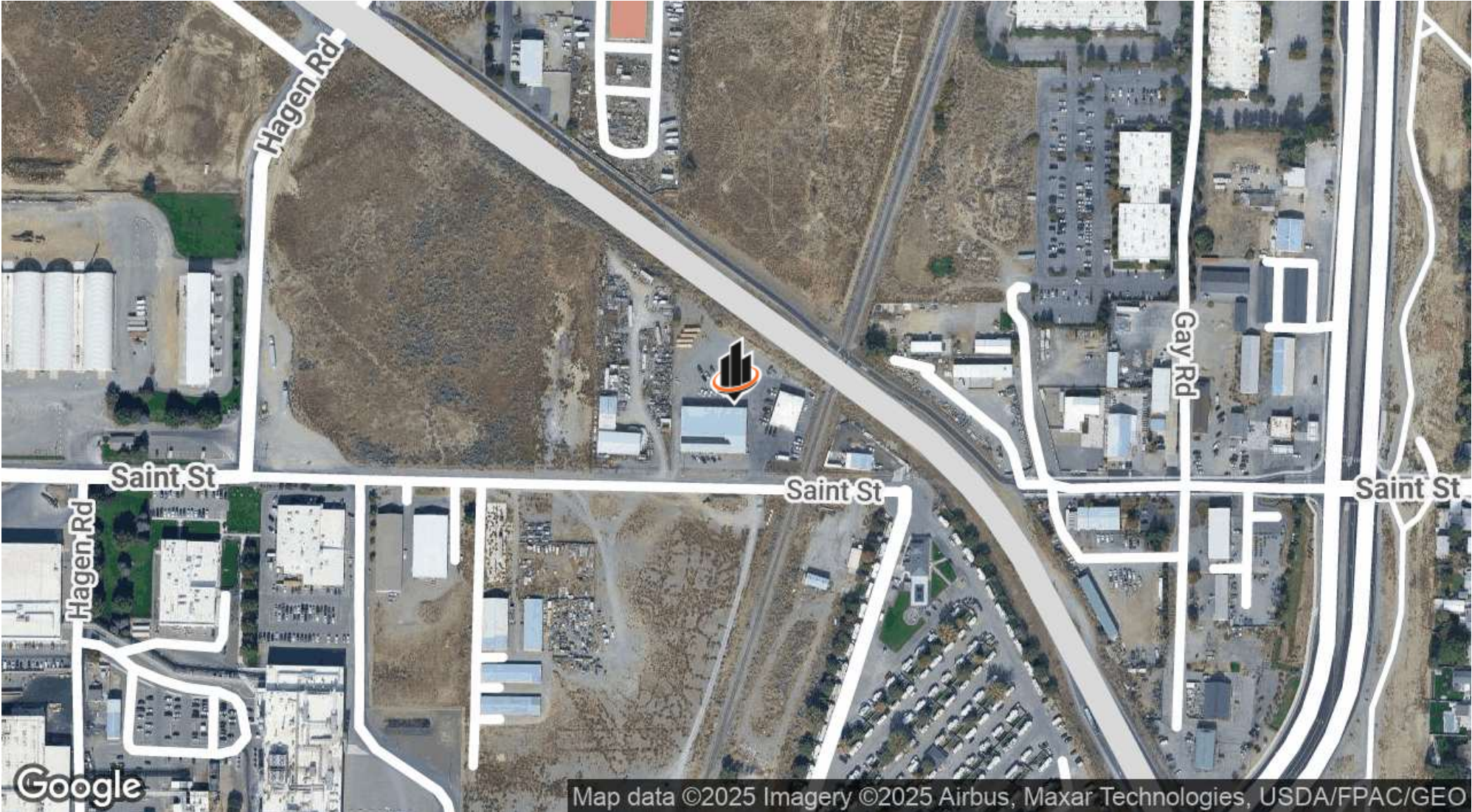
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LOCATION MAP



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The image shows a modern office space with a grid ceiling, recessed lighting, and cubicles. A large white circular graphic is overlaid on the left side of the image. Inside the circle, the text "SECTION 1" is written in orange, and "Demographics" is written in black. There are also two small circular icons, one with an orange dot and one with a blue dot, positioned on the left and bottom edges of the circle respectively.

SECTION 1
Demographics

AREA ANALYTICS

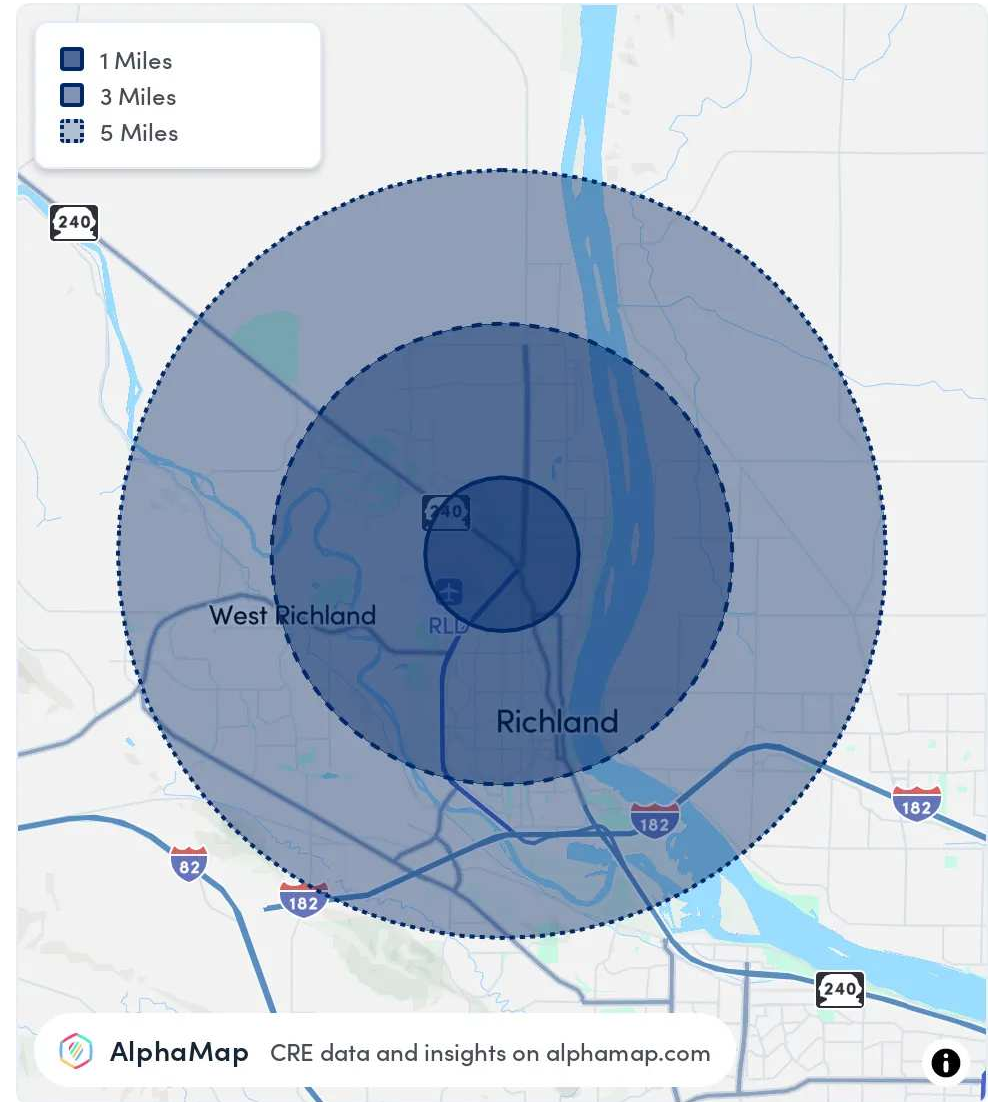
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,392	34,449	71,856
AVERAGE AGE	40	39	39
AVERAGE AGE (MALE)	39	39	38
AVERAGE AGE (FEMALE)	40	40	39

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,016	13,796	27,104
PERSONS PER HH	2.5	2.5	2.7
AVERAGE HH INCOME	\$106,254	\$110,458	\$130,614
AVERAGE HOUSE VALUE	\$349,160	\$392,583	\$442,167
PER CAPITA INCOME	\$42,501	\$44,183	\$48,375

Map and demographics data derived from AlphaMap



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