

FULLY LEASED OFFICE BUILDING
FOR SALE**1611 N NATIONAL AVE CHEHALIS, WA 98532****PROPERTY OVERVIEW**

This well-maintained 5,600 SF office building presents a stable investment opportunity with 100% occupancy and a roster of established, long-term tenants. The property offers consistent cash flow, professional office suites, and a desirable location with convenient access to Interstate 5 and the surrounding commercial amenities of Chehalis.

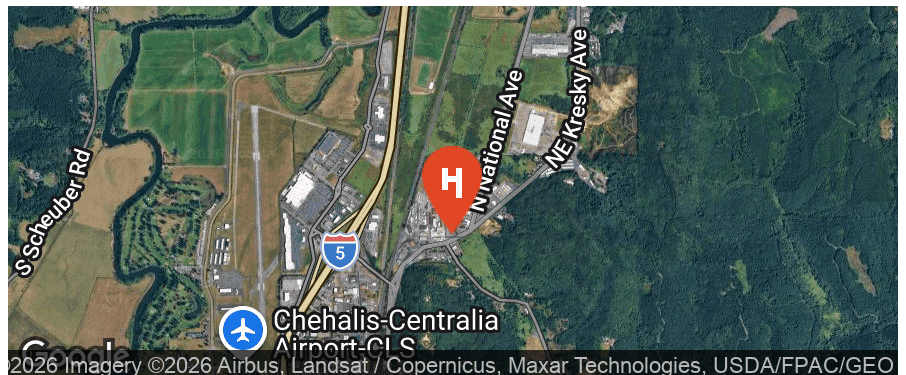
To review the rent roll and financial information, contact team@hancockre.com.

PROPERTY HIGHLIGHTS

- 5,600 SF office on 1.44 acre
- Zoned IH / CG
- 7% cap rate
- List price: \$870,500

LOCATION OVERVIEW

Strategically located just one-half mile east of Interstate 5, the property offers excellent accessibility within Chehalis' primary commercial corridor. Its central location provides businesses within easy reach of regional employers, government services, retail amenities, and the greater Southwest Washington market.



ADDITIONAL PHOTOS

Fully Leased Office Building 1611 N National Ave, Chehalis, WA 98532

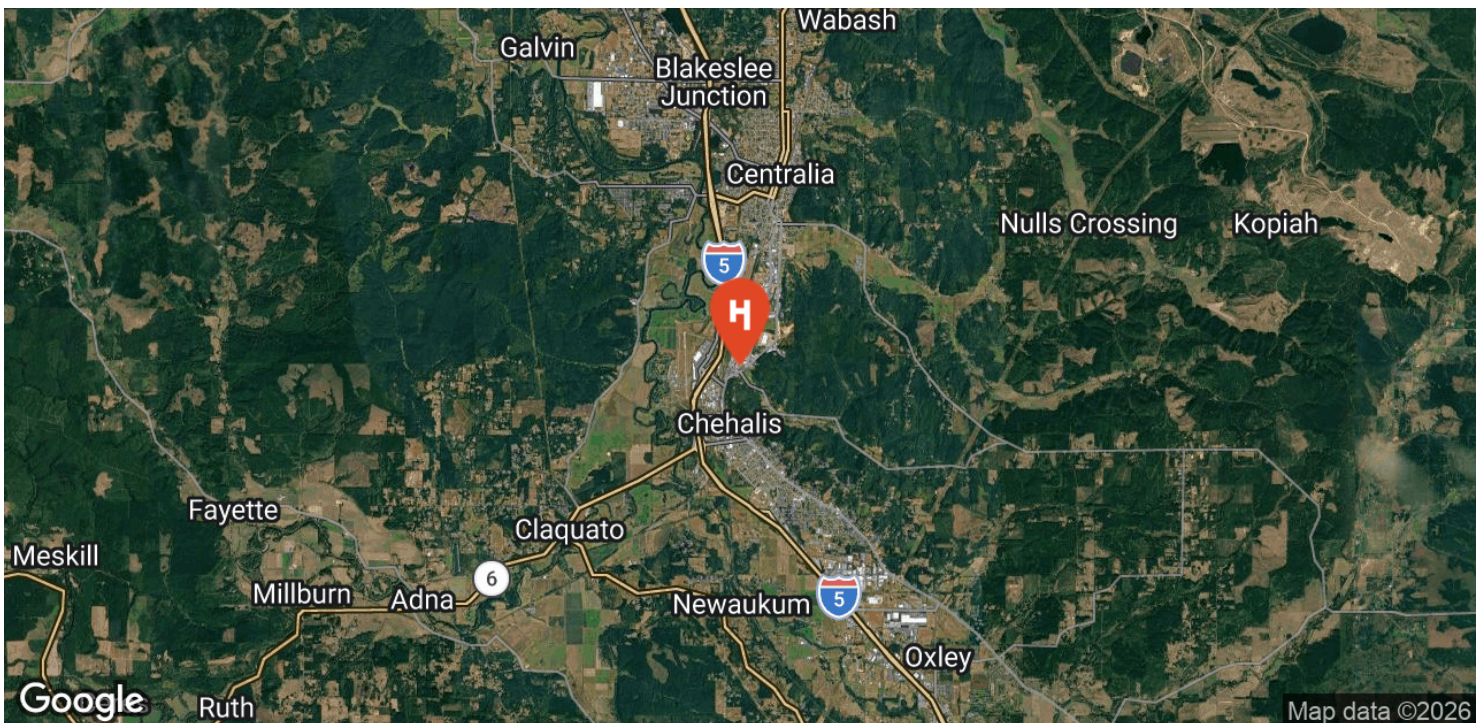


CONTACT BROKER • 425.790.2081 • HANCOCKRE.COM

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LOCATION MAPS

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FLOOD MAP

Fully Leased Office Building 1611 N National Ave, Chehalis, WA 98532

Flood Zone Determination Report

Flood Zone Determination: **IN** 

COMMUNITY	530104	PANEL	1362C
PANEL DATE	July 17, 2006	MAP NUMBER	5301041362C

