

# FOR SALE



## FULLY LEASED MEDICAL OFFICE BUILDING

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

## MEDICAL OFFICE INVESTMENT

808 Port Drive  
Clarkston, WA 99403

**KIEMLEHAGOOD**

**CHAD BURD, SIOR**  
208.770.2597 | [chad.burd@kiemlehagood.com](mailto:chad.burd@kiemlehagood.com)

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808 Port Drive  
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

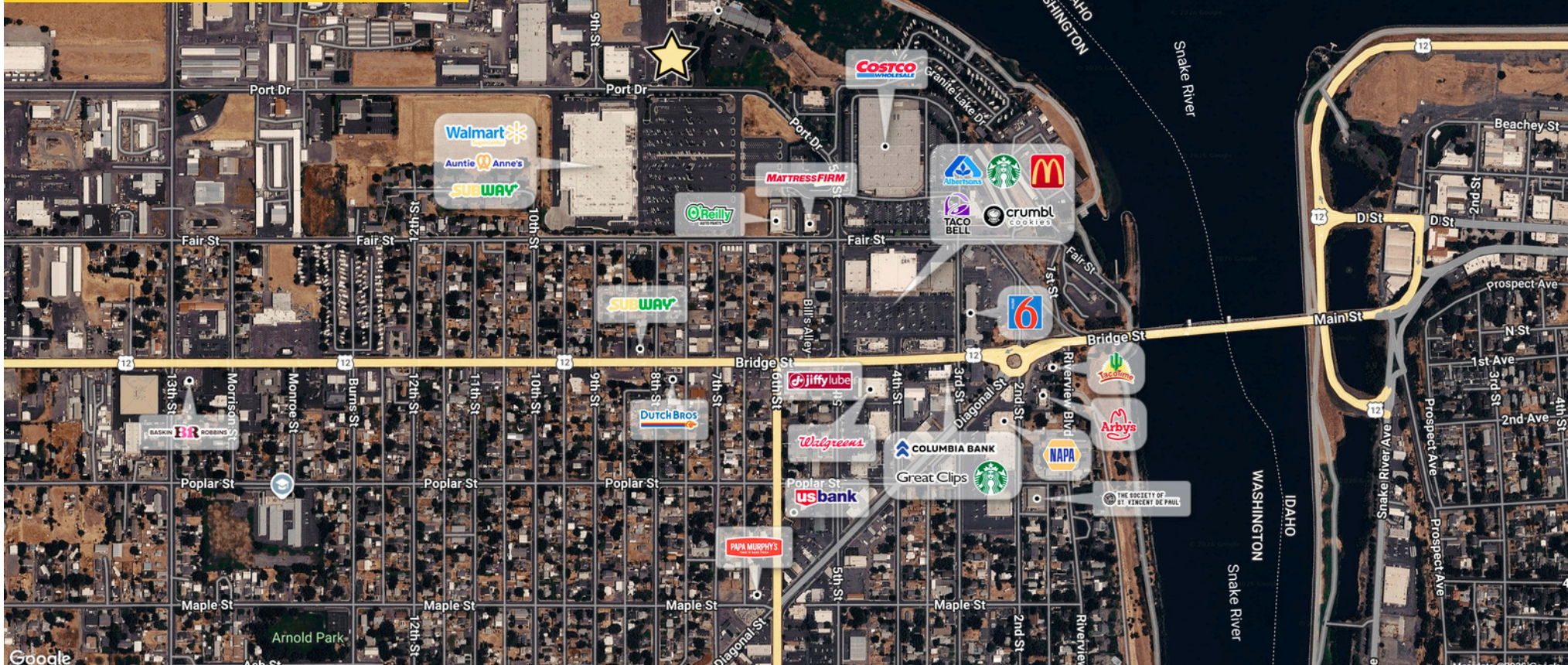
**KIEMLEHAGOOD**



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### TRAFFIC



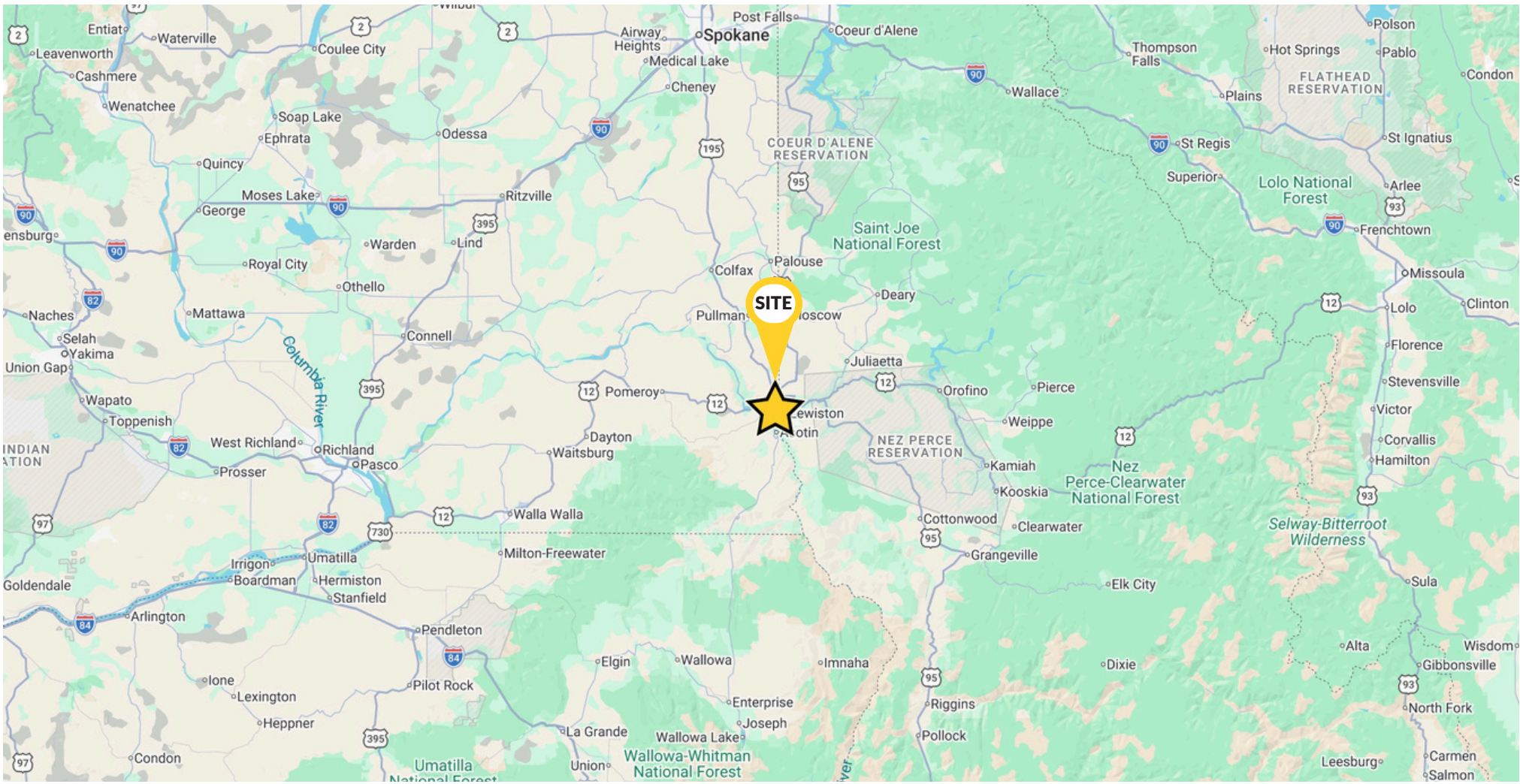
#### AVERAGE DAILY TRAFFIC

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
<b>EST POPULATION 2025</b>	5,141	30,471	45,706	59,165
<b>PROJ. POPULATION 2030</b>	5,057	29,919	44,671	57,912
<b>MEDIAN AGE</b>	37.4	40.2	42.1	42.4
<b>2025 AVERAGE HHI</b>	\$79,622	\$93,688	\$96,253	\$101,581
<b>2025 MEDIAN HHI</b>	\$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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