

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
- 8,294_{SF} two-story office building
- Large lot with 26 dedicated parking spaces
- 100% occupied with border-centric tenants
- Built in 2006



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INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM
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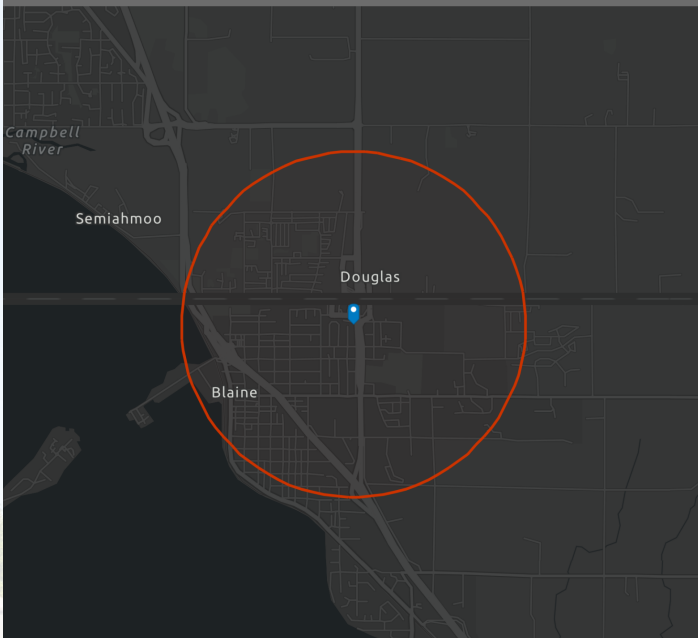




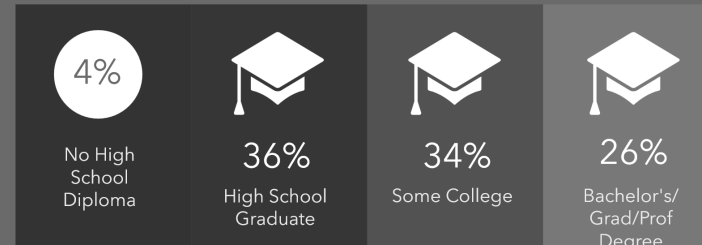
DEMOGRAPHIC PROFILE

155 12th St, Blaine, Washington, 98230

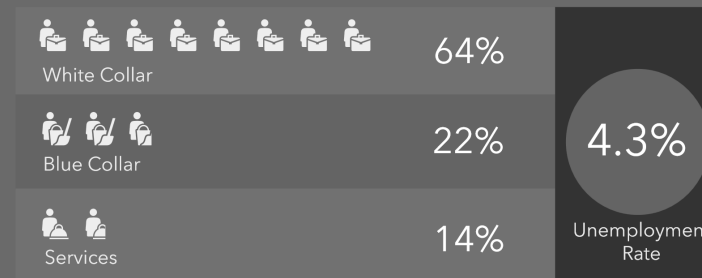
Ring of 1 mile



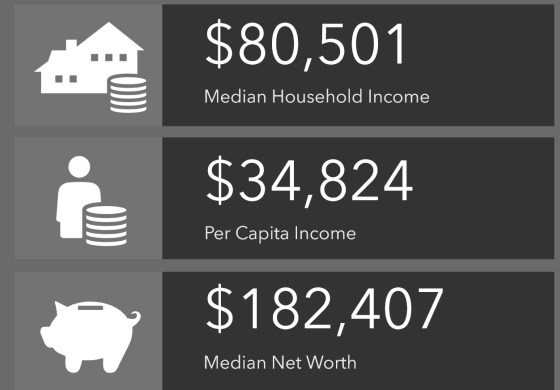
EDUCATION



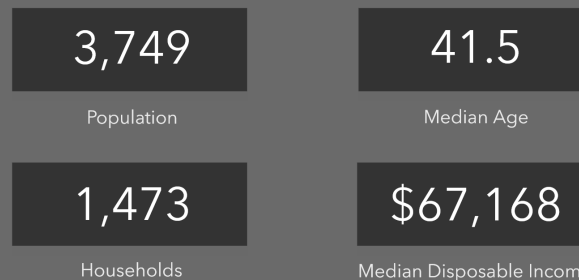
EMPLOYMENT



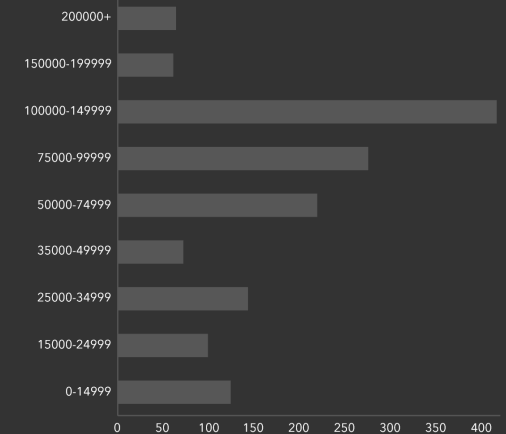
INCOME



KEY FACTS



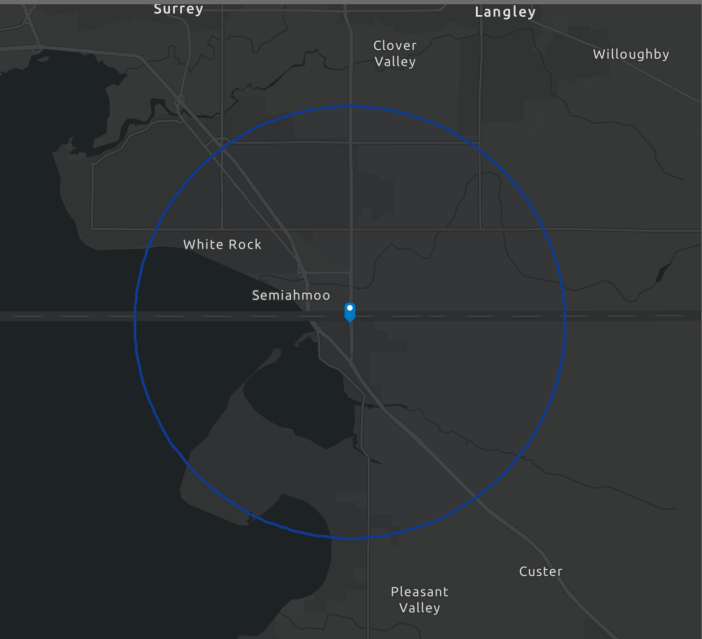
HOUSEHOLD INCOME (\$)



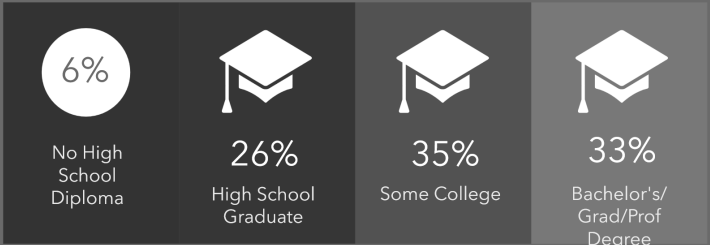
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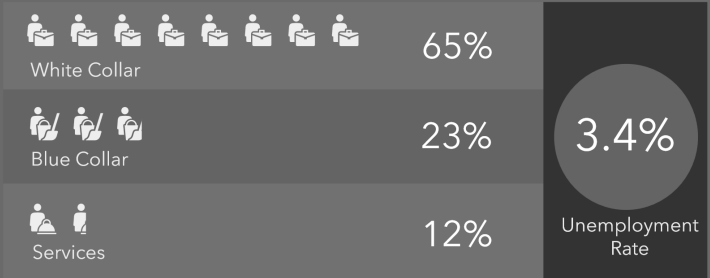
Ring of 5 miles



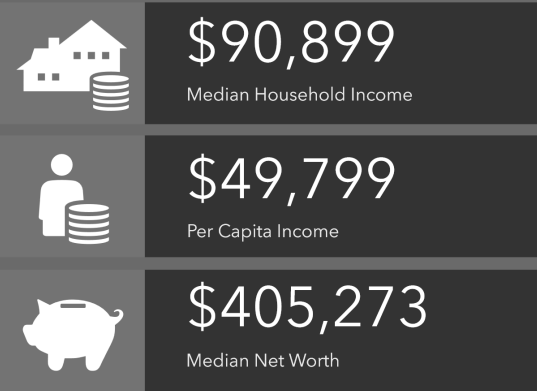
EDUCATION



EMPLOYMENT



INCOME



KEY FACTS

