

FOR SALE



8318

THAI CUISINE
BANGKOK

Parkway

Parkway

MULTI-TENANT INVESTMENT PROPERTY

8318 W Gage Boulevard | Kennewick, WA 99336

[KIEMLEHAGOOD]

MICHAEL PETRILLO

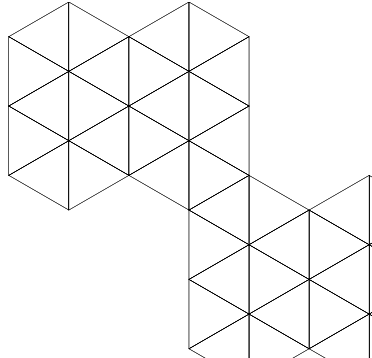
509.862.5747

michael.petrillo@kiemlehagood.com

MULTI-TENANT INVESTMENT PROPERTY FOR SALE

8318 W Gage Boulevard
Kennewick, WA 99336

OFFERING PRICE	\$1,795,000
BUILDING SIZE	±9,000 SF
RENTABLE SF	±8,272 RSF
YEAR BUILT	1977
LOT SIZE	±0.58 Acres (±25,264.8 SF)
PARCEL NO.	130994000013002
ZONING	Commercial General
PARKING	30 Stalls



Excellent multi tenant retail investment property with very successful, long term restaurant tenant anchor. This property is in the heart of a major Kennewick retail artery, next to the Columbia Center Mall, Costco, Olive Garden, AMC movie theatre, and much more. Fully leased with tenants including Bangkok Thai, Tire Factory, and Brumley Law Firm

8318 W Gage Blvd RENT ROLL						
TENANT	SUITE	SF	TYPE	LEASE RATE (\$/SF/YR)	LEASE RATE (MONTHLY)	LEASE RATE (ANNUALLY)
Bangkok Thai	Suite A	±3,891	Modified Gross	\$19.89	\$6,450.00	\$77,400.00
Tire Factory	Suite C	±2,236	NNN	\$15.09	\$2,812.14	\$33,745.68
Brumley Law Firm	Suite F	±2,145	NNN	\$13.50	\$2,413.13	\$28,957.50
Signage	N/A	N/A	Gross	N/A	\$150.00	\$1,800.00
TOTALS		±8,272 SF				



8318 W Gage Blvd | OPERATING EXPENSES

Insurance	\$7,330.57	Property Tax	\$6,387.48
Repair & Maintenance	\$17,335.56	Supplies	\$319.05
Electricity & Gas	\$5,291.19	Refuse	\$4,576.85
Water & Sewer	\$2,279.81		

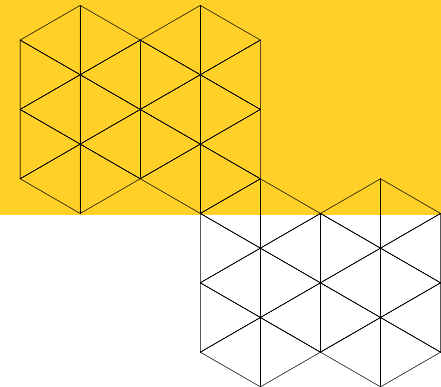
RENTAL INCOME \$ 141,903.18

OPERATING EXPENSES \$ 43,520.51

NNN REIMBURSEMENT \$ 16,458.41

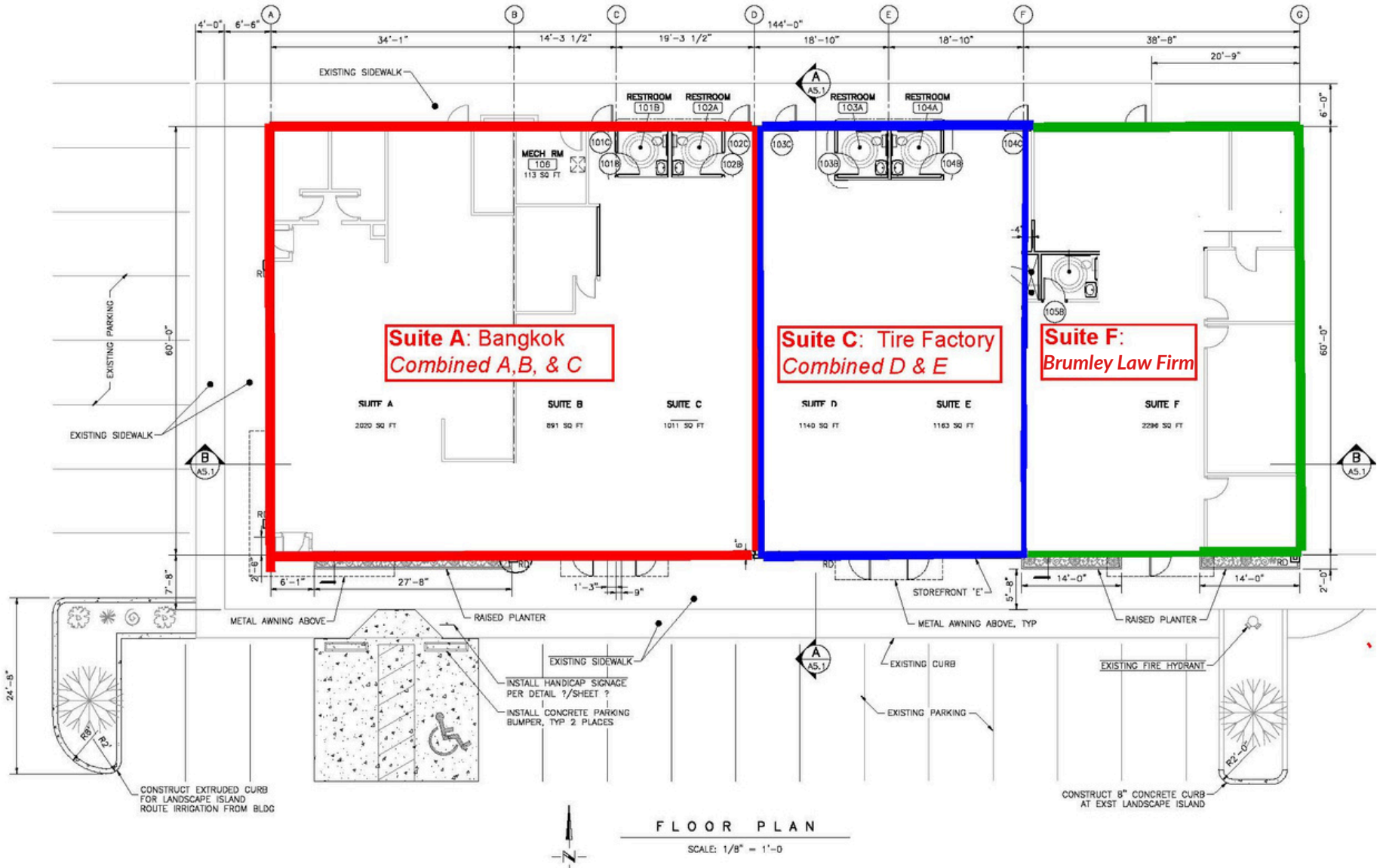
NET INCOME \$ 126,988.93

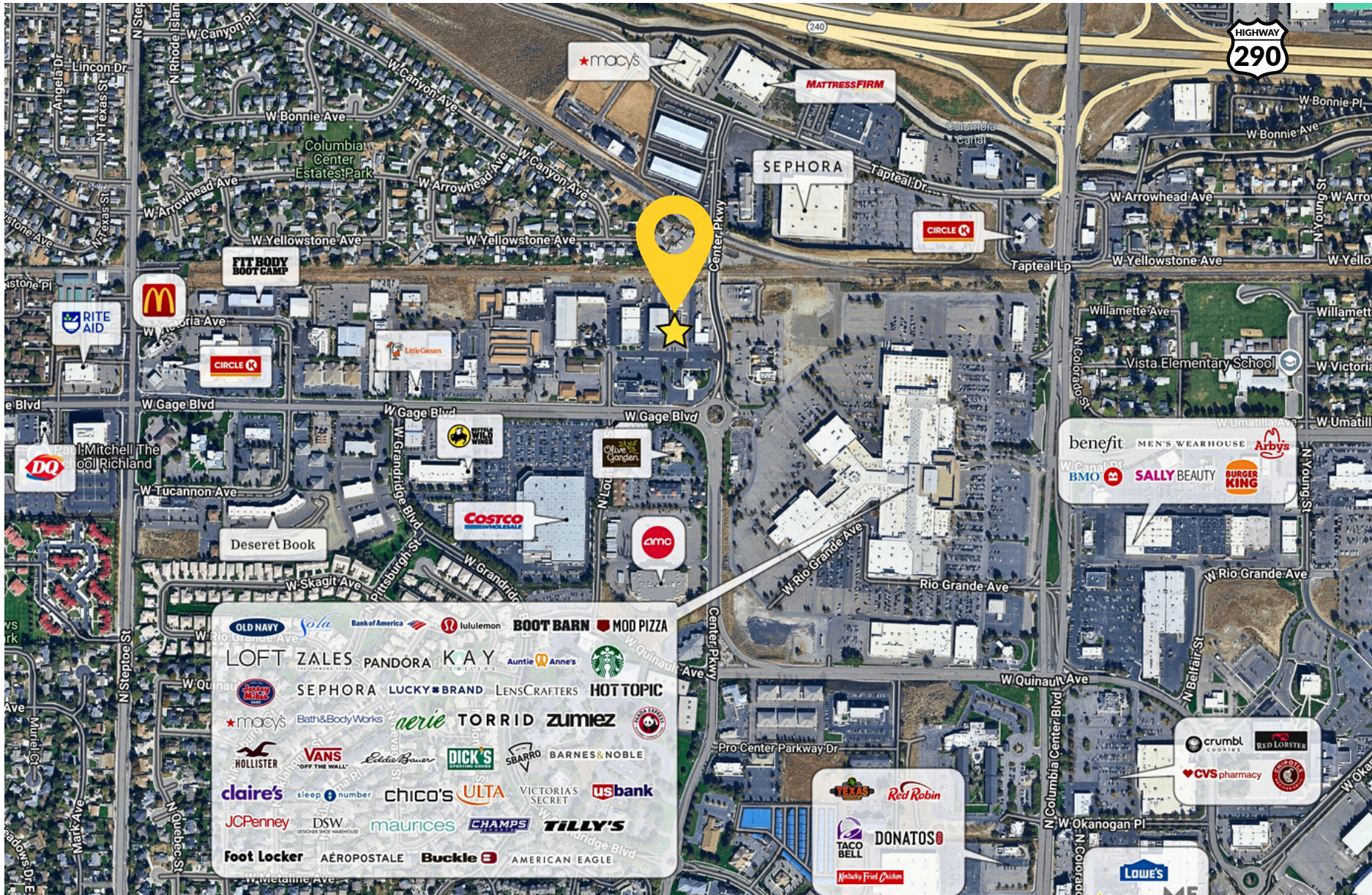
CAP RATE 7.07%











VIEW LOCATION



MULTI-TENANT INVESTMENT PROPERTY FOR SALE

COLUMBIA CENTER
A SIMON MALL

AMC
THEATRES

COSTCO
WHOLESALE

8318 W Gage Blvd

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MICHAEL PETRILLO

D | 509.862.5747

michael.petrillo@kiemlehagood.com

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