

FOR SALE

15520-15524 SE Mill Plain Blvd
Vancouver Washington



FEATURES

- Great Opportunity for both owner-occupancy and income generating property.
- Tenants include Handris Realty, Blue Lotus Salon & Meineke
- Superior Visibility – Located on Mill Plain Blvd
- Traffic Counts – Over 38,000 Trips per Day On Mill Plain Blvd
- On Bus Line – 1 block to nearest stop

PROPERTY DESCRIPTION

- 11,751 Square Feet, 2 buildings, 5 units
- Built in 2004
- .69 Acre Lot
- Zoned Community Commercial – current uses include Automotive, Office
- 25 parking spots

SALES INFORMATION

- Price: \$2,495,000

The Handris
Realty Company

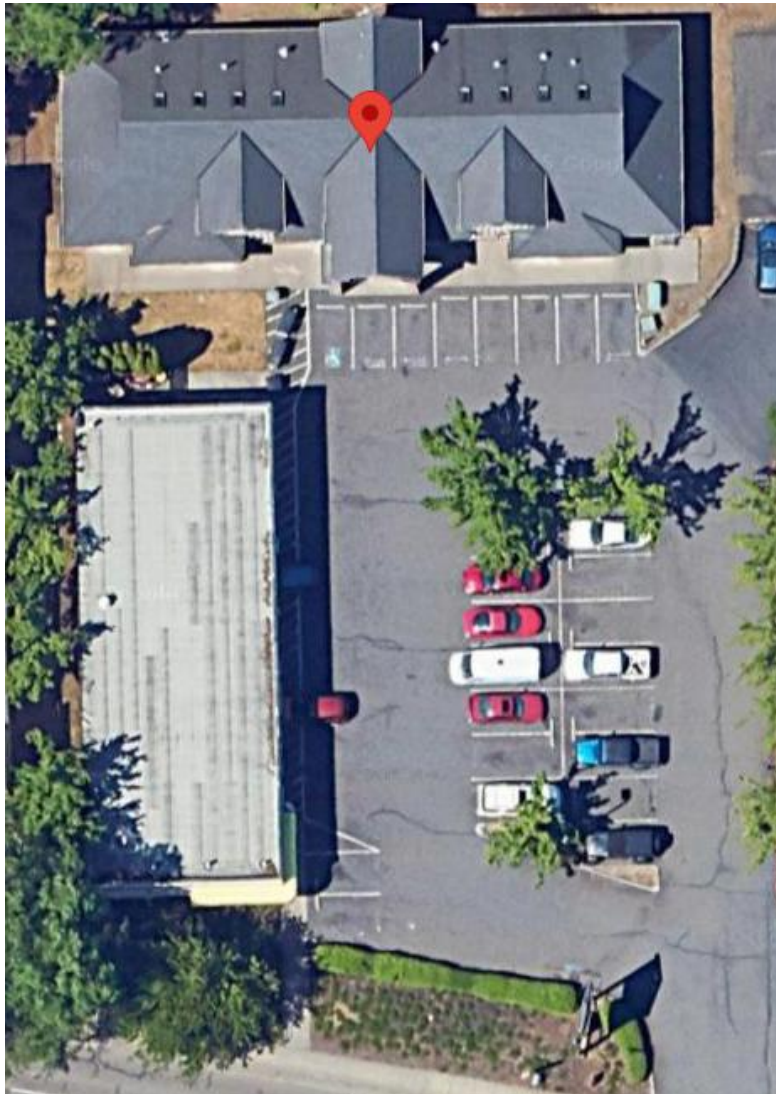
2008 Willamette Falls Dr. Suite B
West Linn, Or. 97068

For More Information, Please Contact:

MELANIE ALBEN OR
Mobile: 503.750.0995
melanie@iconconstruction.net

NICK THOMAS
Mobile: 503.522.6255
nick@iconconstruction.net

Information deemed reliable although not guaranteed and subject to change.



AERIAL OF SITE



AERIAL MAP

FINANCIAL ANALYSIS

Annual Revenue	\$ 225,000.00
Annual Expenses	
Property Taxes	\$ 20,000.00
Utilities	\$ 14,000.00
Repairs & Maintenance	\$ 10,000.00
Insurance	\$ 4,000.00
Total Annual Expenses	\$ 48,000.00
Net Operating Revenue	\$ 177,000.00

RENT ROLL

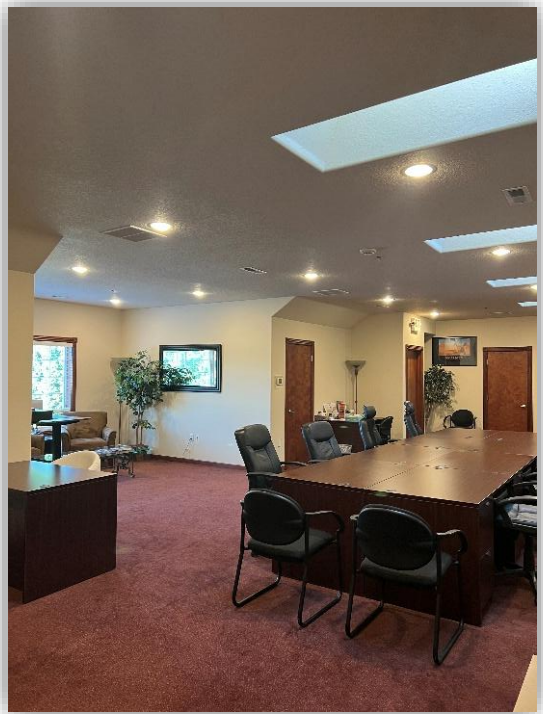
Tenant	Suite	Sq. Ft.	Program	Commencement Date	Expiration Date	Base Rent	NNN	Total Revenue
Meineke Car Care		3,600	Base/NNN	3/1/2014	2/28/2031	\$ 6,948	\$ 1,060	\$ 8,008
Handris Realty	100	2,828	Base	3/1/2025	MTM	\$ 4,022	\$ -	\$ 4,022
Vacant	200	942						\$ -
Blue Lotus Salon	101	2,644	Base	10/1/2023	MTM	\$ 3,550	\$ -	\$ 3,550
Vacant	201	942	Base	11/1/2022				
		10,956				\$ 14,520	\$ 1,060	\$ 15,580

BUILDING ONE



BUILDING TWO

INTERIOR – OFFICE SPACE



VIEW OF PROXIMITY TO MILL PLAIN BLVD

