
**8.67% Cap NNN
Investment
Pasco WA**

Medical Building For Sale

Kirt Shaffer 509.521.9183
kirt@tippettcompany.com



INVESTMENT HIGHLIGHTS

Sales Price: \$2,900,000

Cap Rate: 8.67% (\$251,533 NOI)

Building Type: Medical

Building Sq. Ft.: 11,949

Parcel Size: 1.16 acres

Year Built: 2004 (Phase I – 5,274 SF) & 2008 (Phase II – 6,608 SF)

Zoning: C-1 (Retail Business District)

This multi-tenant NNN medical building is located in Pasco, Washington. The City of Pasco was ranked # 10 for population growth and, the # 3 safest city in the State of Washington.¹ The City of Pasco is part of the Tri-Cities metro area and enjoys an attractive cost of living along with ease of traffic mobility within the community.

The Tri-Cities metro area population is projected to top 300,000, in 2019, per a [May 2018 Tri-City Herald article](#).

This property is located in West Pasco which is an area experiencing a tremendous amount of growth. Per the [Tri-City Herald](#), the subject property is located one block from a projected new development of over 8,000 new homes, along with retail, and commercial uses.

¹ [Tri-City Herald July 2, 2016](#) and [Safehome.org December 7, 2012](#)

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Lessor and his/her agent are responsible for independently verifying all presented information.

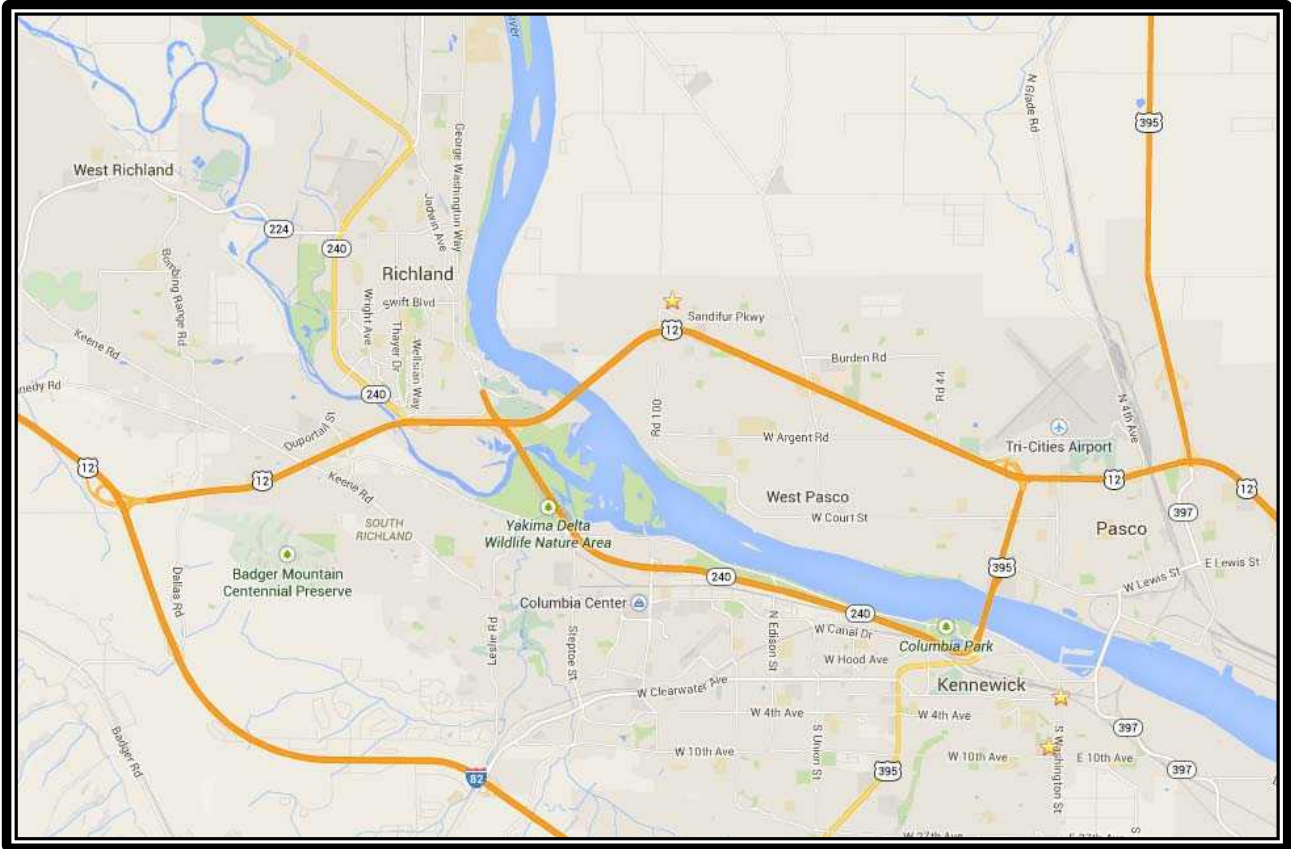
The building is comprised of four suites (see enclosed floor plan):

Suite A (4,200 SF) - Upon the sale of the property, Seller is prepared to lease back Suite A on a ten-year term (seven years firm).

Suite B (1,355 SF) – Seller will vacate Suite B upon a sale. Upon the sale of the property, the seller will guarantee up to 18 months of rent for this suite.

Suites C (4,590 SF) & D (1,824 SF) – Current tenant is a cosmetic surgeon. Suite D includes a certified operating room.

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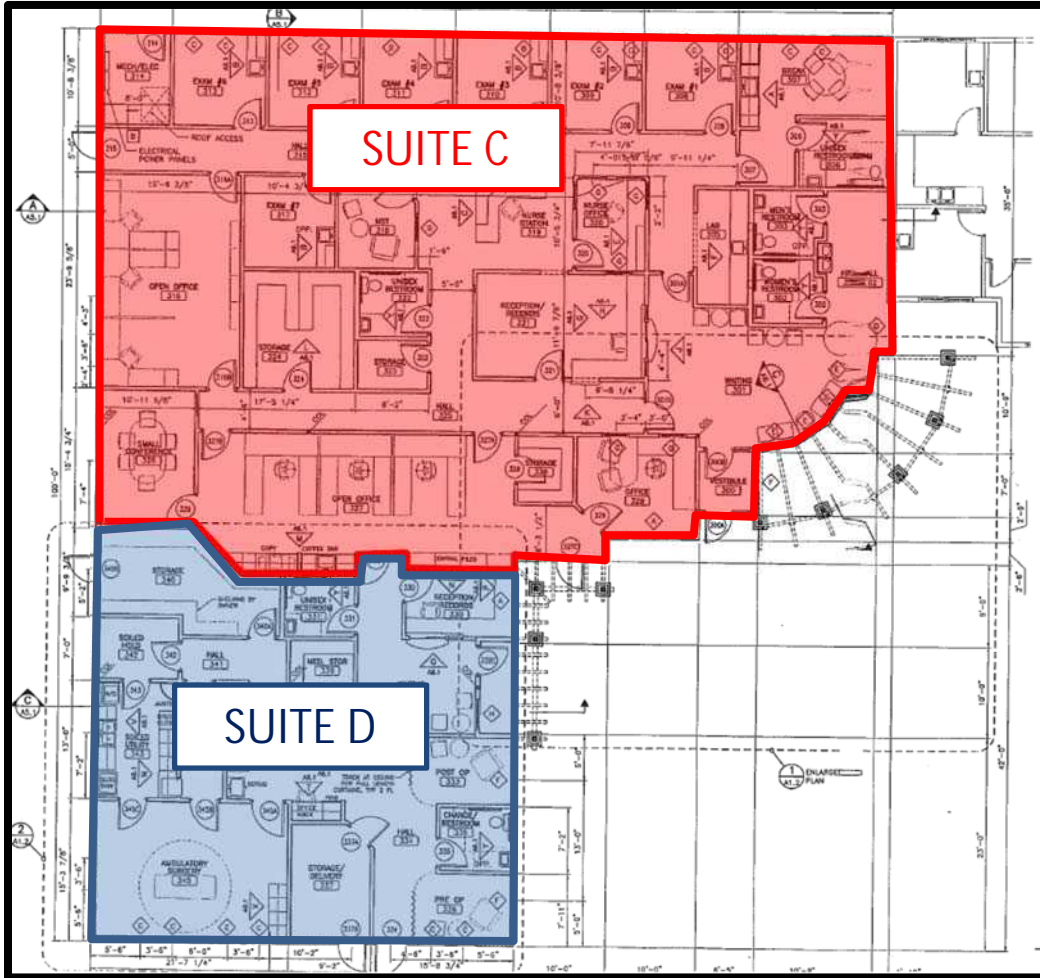


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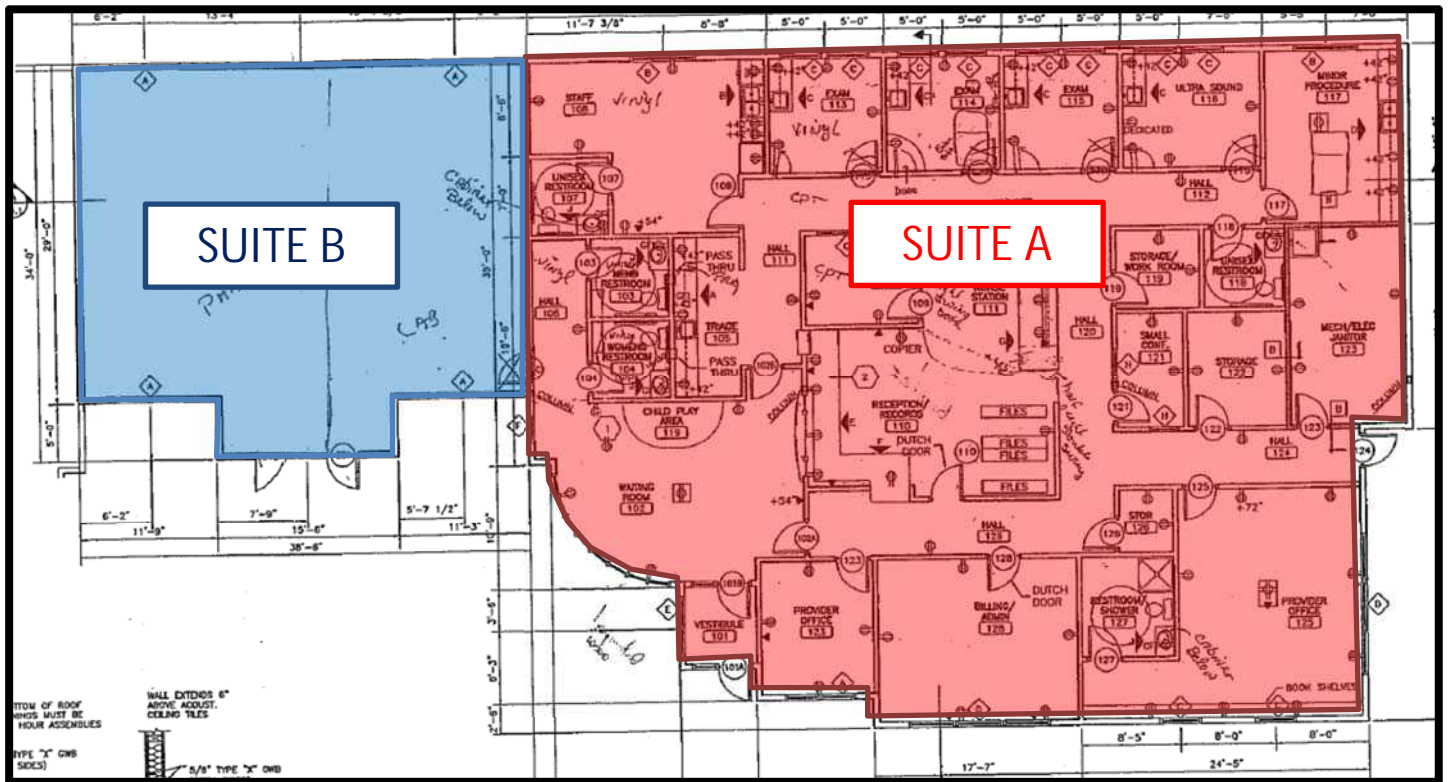
FLOOR PLAN



NORTH



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CONTACT:

Tippett Company
 2815 St. Andrews Loop, Suite F
 Off: 509.545.3355
www.tippettcompany.com

Kirt Shaffer / Managing Broker
 Cell: 509.521.9183
kirt@tippettcompany.com

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