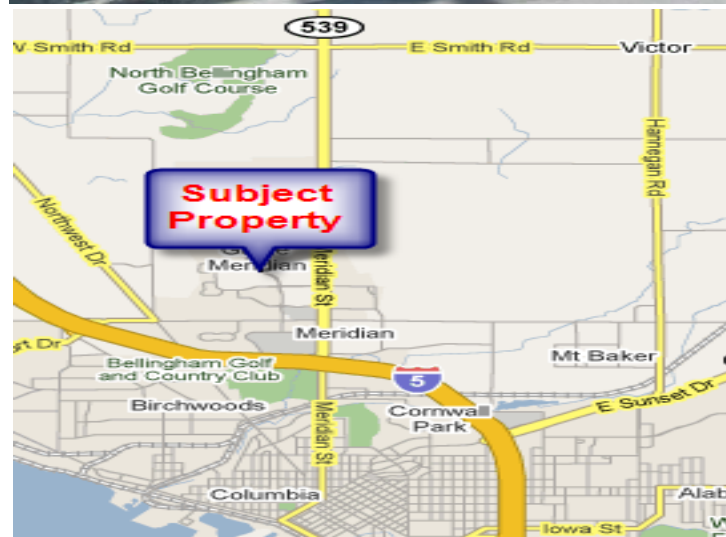




For Sale

Office Building

665 E. Stuart Road, Bellingham WA



Address

665 E. Stuart Rd.

Building Size

29,000

Traffic Counts

9,000 Cars Per Day

Demographics

Population
 4,787-1mile
 36,040 - 3mile
 83,851 - 5mile

Rents

\$15.00/sf/yr + NNN

Parking

Parking on site
 meets office requirements

Contact:

Ken Reinschmidt
(360) 676-4866

ken@saratogacom.com

Net Operating Income

- o Proforma = \$392,000
- o Current Tenants = \$168,000
- o One year rent guarantee = \$392,000

CAP RATE

6.8%

Description

665 Stuart Road is a Tenanted office building offered as investment property. Class A bldg was built in 1995. Current rents are conservative. Room to increase rent in the future.

\$5,775,000

