



414 Monroe Ave NE

Renton, Washington 98056

Property Features

- Automotive Service Building
- Owner-User Opportunity
- Low Price per Square Foot
- Ample Parking – Large Lot Size
- Excellent Visibility and Frontage
- 14 Ft Clear Height
- Three Roll-up Doors
- Five above-ground Lifts
- Sale Price: \$999,000
- Building Size: 5,555 SF
- Lot Size: 15,625 SF



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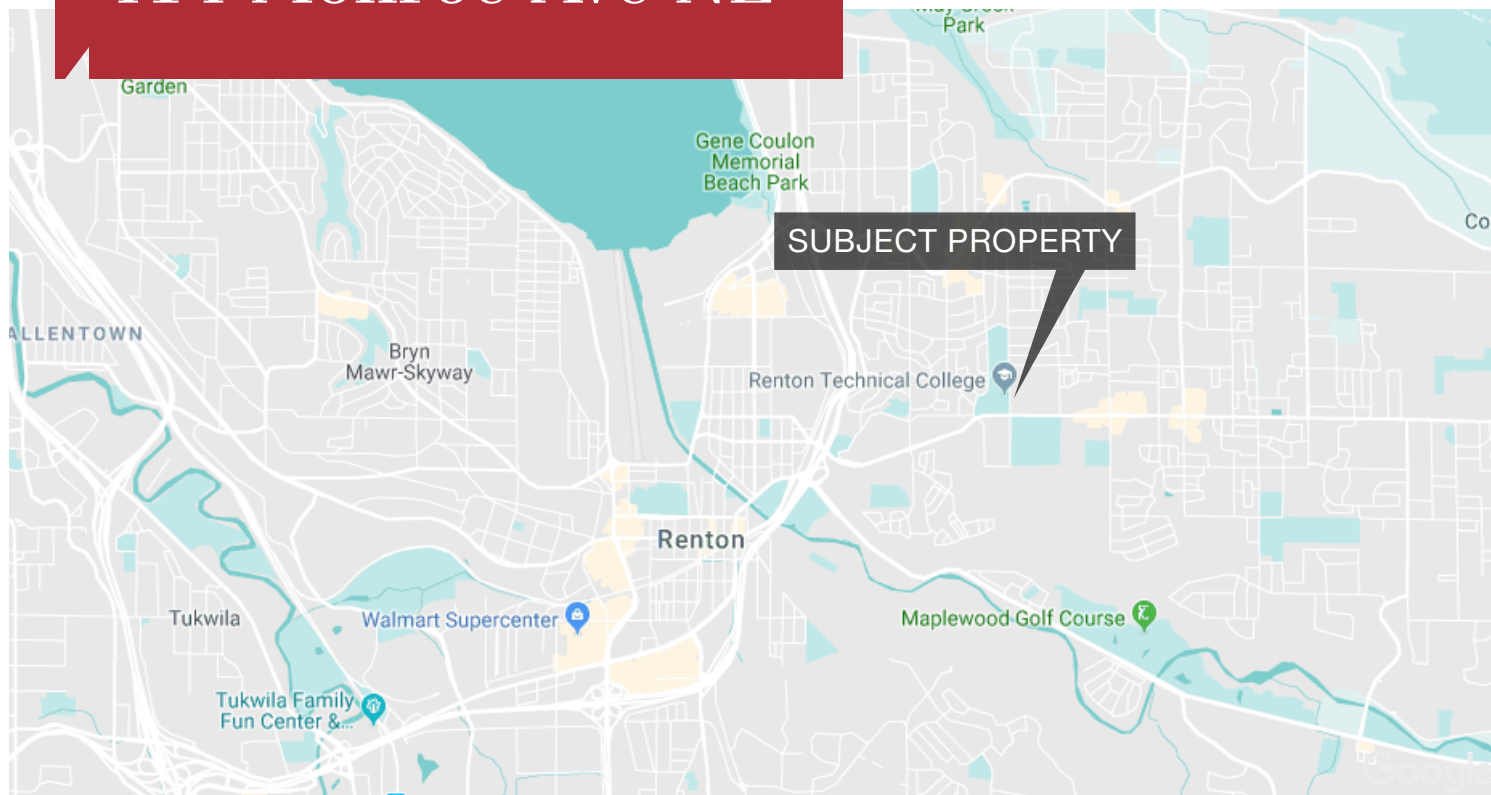
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For Sale

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Highlights

The Roy Brown's Auto Property is ideally located adjacent to the corner of Monroe Ave NE and NE 4th Street in the city of Renton, WA. The property is situated in the densely populated Renton Highlands neighborhood and directly across the street from Renton Technical College, which is comprised of over 4,000 students and faculty.

The Roy Brown's Auto Property consists of a 5,555 square foot automotive repair building, situated on 15,625 square feet of land zoned CA. Built in 1955, the subject property has been occupied by Roy Brown's Auto Service since 1989. The property is benefitted by two above-ground lifts, three grade-level roll up doors, and 14 ft ceiling clear-height in the shop space.

The subject property has excellent visibility and exposure to NE 4th Street, which is one of the two main thoroughfares in the Renton Highlands. The daily traffic counts are very high at over 30,000 vehicles per day. The property also benefits from ample on-site parking.

Roy Brown's Auto Service will be vacating the premises, making this property ideal for an owner-user buyer, who can take advantage of historically low SBA Financing rates.

The Roy Brown's Auto Property is being offered for sale at \$999,000, at a price per square foot of \$180/SF.



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Owner-User SBA Financing Analysis

Price: \$999,000

SF:	5,555
Down Payment	\$149,850
Loan Amount	\$849,150
Debt Service	\$4,720
Building Expenses Per Month	\$1,555
Total Expenses Per Month	\$6,274
Total Expenses Per SF	\$1.13



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