

Burien PROFESSIONAL CENTER

801 SW 150th St | Burien, WA 98166



FOR SALE 11,832 Square Foot Medical Office Building



*Investment and/or
Owner-User
Opportunity*

Asking Price

\$1,785,000

(\$150 Per SF)

CONTACT

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www.neilwalter.com

NWC NEILWALTER
COMPANY
COMMERCIAL REAL ESTATE SERVICES

SECOND FLOOR



Burien PROFESSIONAL CENTER



DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2016 Total Population:	24,825	96,960	203,085
2021 Population:	28,102	106,165	220,312
Pop Growth 2016-2021:	13.20%	9.49%	8.48%
HOUSEHOLDS			
2016 Total Households:	10,414	36,906	77,387
HH Growth 2016-2021:	13.46%	9.82%	8.58%
Median Household Inc:	\$53,932	\$56,101	\$56,938
Avg Household Size:	2.40	2.60	2.60

FINANCING OPTIONS (For Partial Owner/User)

Conventional Commercial Real Estate Loan

\$1,785,000:	Purchase Price
\$267,750:	Down Payment (15%)
\$1,517,250:	Loan Amount
\$3,500:	Appraisal
\$7,586:	Loan Fee (½%)

\$278,836: Total Out of Pocket Expense

Monthly Payment Options (Principal Reduction on 1st Payment Below)

\$8,719:	3.35% Fixed, 3-Year Term, 20-Year Amortization (\$4,424)
\$9,158:	3.90% Fixed, 5-Year Term, 20-Year Amortization (\$4,158)
\$9,986:	4.90% Fixed, 10-Year Term, 20-Year Amortization (\$3,705)
\$11,973:	4.90% Fixed, 15-Year Fully Amortized Loan (\$5,692)

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