



FOR SALE

**180 NE Juniper St**

Issaquah, Washington 98027

**Investor/Owner-User Opportunity**

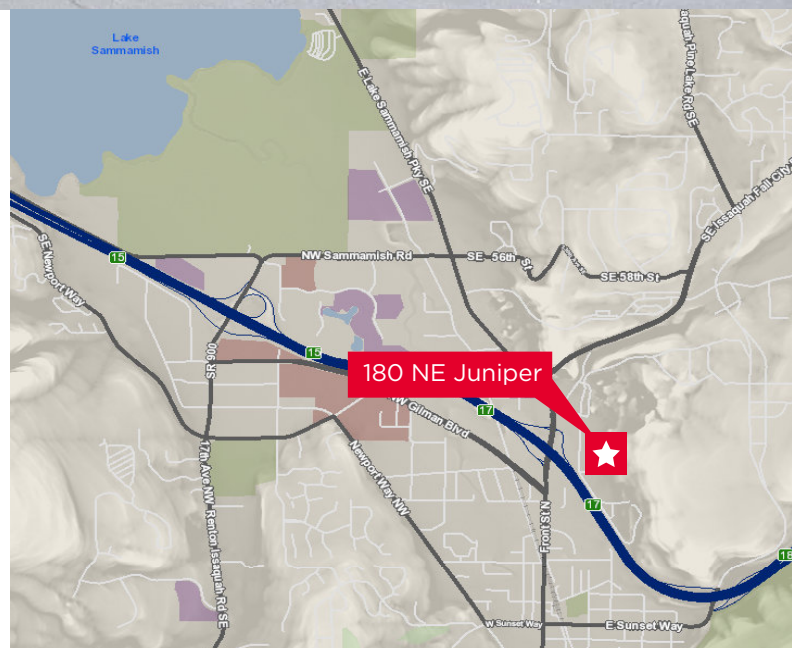


### Property Highlights

- 3,000 RSF total
- New roof, chimney and furnace
- Tenant has occupied the building for 15+ years; New 4 year lease in place\*
- Abundant street parking available
- Easy access to I-90

**\$949,000**

\* Landlord termination right available

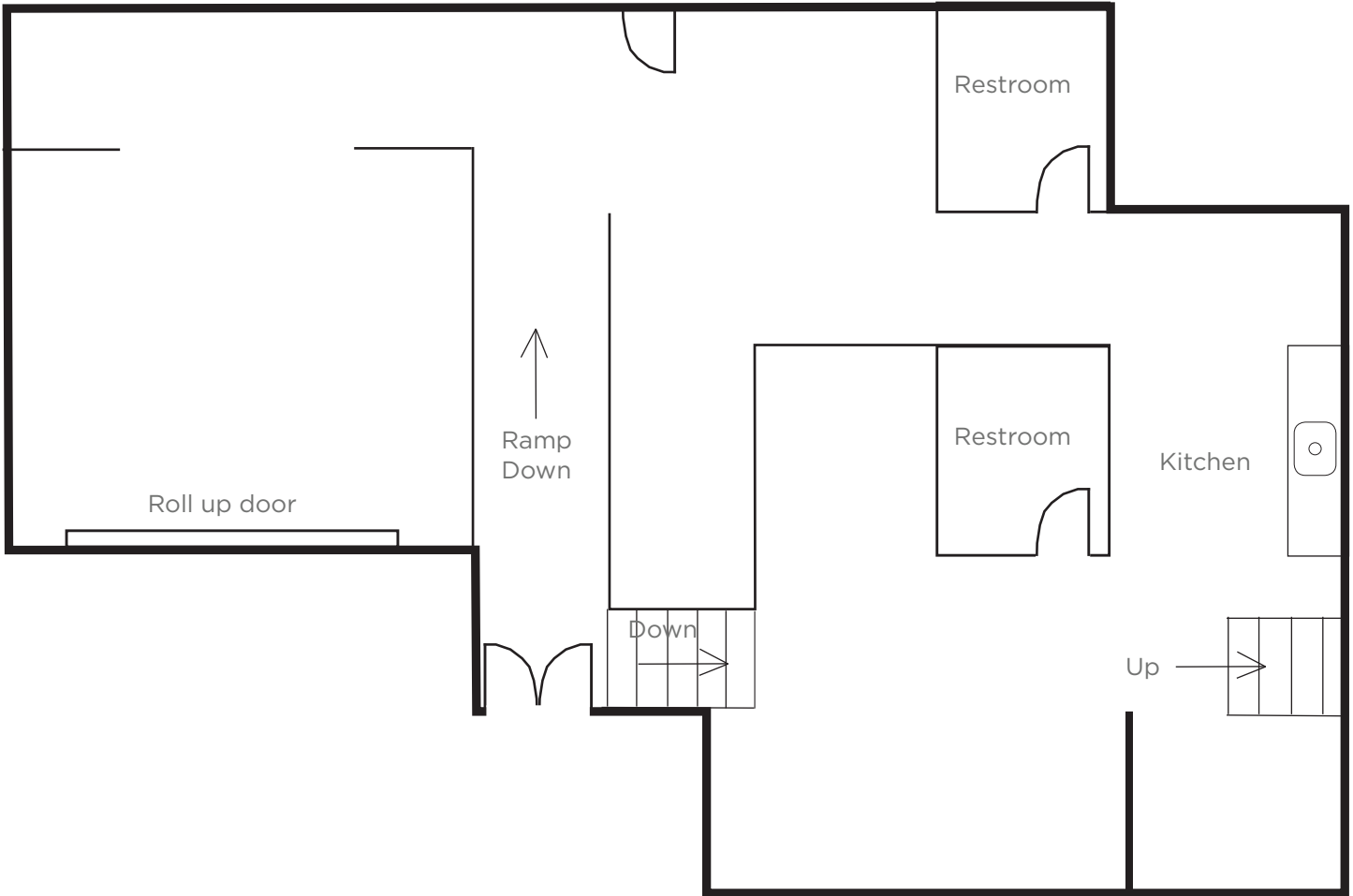


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**Floor Plan**



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## 2017 Estimated Expenses

ITEM	ANNUAL
Utilities	Tenant Pays
Janitorial	Tenant Pays
Septic Maintenance	\$493.00
Pest Control	\$637.00
Insurance	Tenant pays
Property Taxes	\$4,446.00
Supplies	\$537.00
Lanscaping	Tenant Pays
<b>TOTAL</b>	<b>\$6,113.00</b>



## Income (NNN)

SUITE	ANNUAL
100	\$67,200
<b>TOTAL</b>	<b>\$67,200</b>



## Property Summary

<b>Building Square Feet:</b>	3,000 SF
<b>Number of Floors:</b>	Two (2) floors of office & warehouse
<b>Parking:</b>	5 stalls on site
<b>Zoning:</b>	IC-Intensive Commercial
<b>Year Built:</b>	1944
<b>Parcel Square Feet:</b>	7,201 SF



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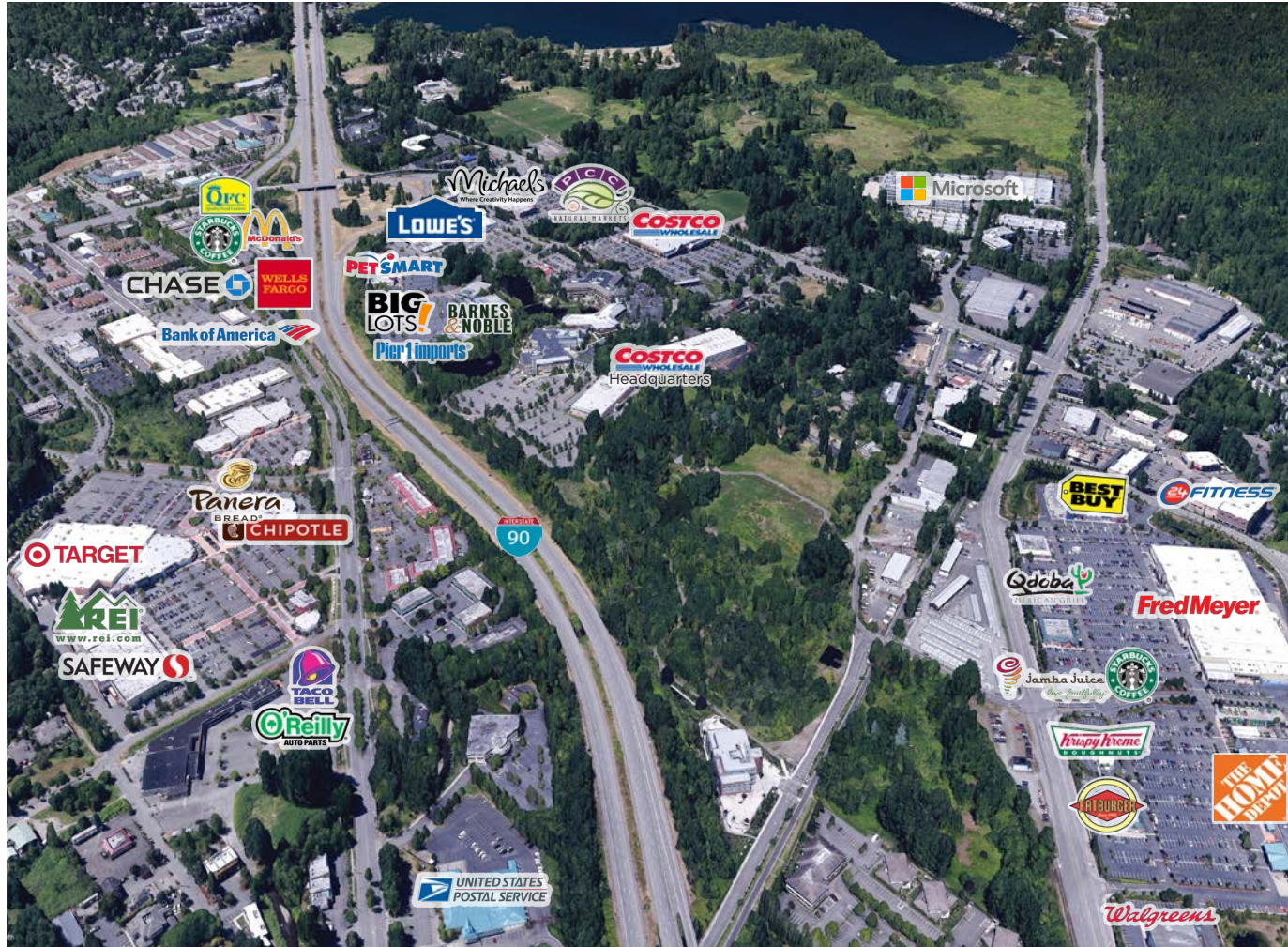


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City of Issaquah



Recently named “Best Burb” by Sunset magazine, this former coal mining town has managed to hold onto its historic charm and distinctive character. Along with top tier retail amenities the city contains 1,700 acres of parkland, a zoo, a salmon hatchery (home to the annual Salmon Days festival) and serves as the gateway to the Cascade Mountains. Historic Front St. is home to many urban amenities including indie coffee shops, wine bars, and a Tony Award winning theater.



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