

# Orca Books



509 4TH AVE E, OLYMPIA, WA 98501

Conveniently placed on the corner of 4th and Jefferson, 509 4th Ave East sits one block away from City Hall and directly in the heart of Olympia's downtown area. Built in 1925, this building is fully leased with two long-standing tenants. With a walk score of 91, the 509 4th Ave East property offers investors a stable income stream via a strong occupancy history together with an excellent location in the downtown core of rapidly growing Olympia.

## PROPERTY HIGHLIGHTS

- + **ASKING PRICE - \$1,785,000**
- + **PSF - \$145.27**
- + **CAP RATE - 6.76%**
- + **SQUARE FOOTAGE - 12,287**
- + **NOI - \$120,608**
- + **OCCUPANCY - 100%**
- + **NUMBER OF TENANTS: 3**
- + **VINTAGE BUILDING**
- + **LONG STANDING TENANTS**
- + **ATTRACTIVE DOWNTOWN LOCATION**
- + **WALK SCORE OF 91**

