

24 Hour Fitness

1505 140th Ave NE, Bellevue, WA

FOR SALE



Single Tenant Investment Opportunity

- Rare opportunity to acquire an extremely well located property in the heart of the Bel-Red corridor
- 24 Hour Fitness owns and operates more than 400 fitness centers with over 3.5 million members located in 15 states and throughout Asia
- Aggressively priced



Contact

Brian Kenworthy
Senior Vice President
425.450.1131
briank@gvakm.com
www.gvakm.com

AVERAGE HOUSEHOLD INCOME

	1 mile	3 miles	5 miles
Population	14,731	99,343	209,933
Average Household Income	\$78,934	\$102,085	\$116,328

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24 HOUR FITNESS – BELLEVUE

1505 140th Ave NE
Bellevue, WA

SPACE AVAILABLE:	43,299 to 43,299 sf
TOTAL BUILDING SIZE:	43,299 sf
LEASE RATE:	N/A
SALES PRICE:	\$7,323,066

PROPERTY SUMMARY AND COMMENTS

Rare investment opportunity in the City of Bellevue's Bel-Red Transformation Area. 24 Hour Fitness owns and operates more than 400 fitness centers with over 3.5 million members in 15 states. Forstmann Little and Company, a large investment firm purchased 24 Hour Fitness in 2005 and gives it excellent financial strength. Motivated seller.

Detail Description

Gross Income:	\$649,627
NOI:	(assuming 7% reserves) \$604,153
Cap Rate:	8.25%
Current Lease:	Thru October 15, 2013
Parking:	117 stalls
Construction Type:	Concrete tilt-up/Wood frame
Zoning:	BR-ORT
Year Built:	1978/1983
Land Area:	110,183 SF (2.5 acres)
Construction Type:	Concrete tilt-up/Wood frame

Tax Year: 2009-2010 AV Bldg: \$1,000 AV Land: \$5,509,100 AV Total: \$5,510,100

Presented by GVA Kidder Mathews

500 - 108th Avenue NE, Suite 2400, Bellevue, Washington 98004 (425) 454-7040

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