

FOR SALE

# 2417 PACIFIC AVENUE

2417 PACIFIC AVE  
OLYMPIA, WA

 Kidder  
Mathews



**FOR SALE**

# Investment Office Building

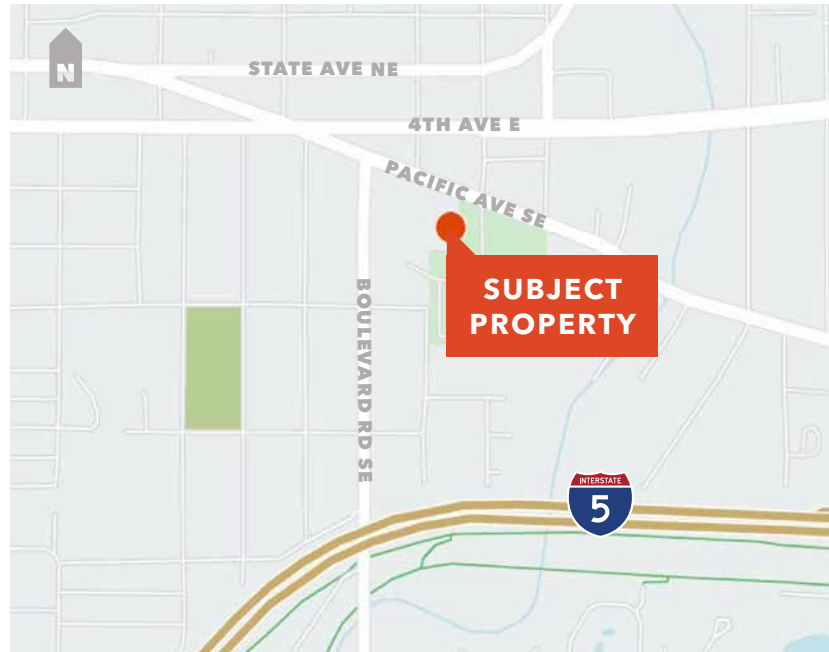
2417 PACIFIC AVE, OLYMPIA, WA

## RENT ROLL

Tenant	Suite	SF	Rent	Expires	Notes
Access Dental	Suite A	2,000	\$4,000/mo	12.31.24	Tenant pays utilities 3% escalations after Year 2
Friends Hair Salon	Suite B	653	\$1,000/mo	-	Fully serviced
VACANT	Suite 2B	-	-	-	

## EXPENSES

	Current
City of Olympia	\$2,300
Insurance	\$9,950
Assoc Dues (Business Park)	\$2,050
Puget Sound Energy	\$1,400
Spring Green	\$1,425
Taxes	\$9,350
Washington Pest	\$515
Landscaping	\$1,800
Janitorial	\$1,425
Accounting	\$2,203
Legal Fees	\$450
HVAC Maintenance	\$915
<b>Total Expenses</b>	<b>\$33,783</b>



**NEAR I-5**

**PERFECT** owner/user opportunity

**OCCUPY UPSTAIRS** and collect income below

**5,124** square feet

**PRICE** \$975,000

\* Access Dental Lease provides for carpet and paint to be installed at their discretion. This has not yet been completed.

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