



FOR SALE

180 NE Juniper St

Issaquah, Washington 98027

Investor/Owner-User Opportunity



Property Highlights

- 3,000 RSF total
- New roof, chimney and furnace
- Long term tenancy*
- Abundant street parking available
- Easy access to I-90

\$1,200,000

* Landlord termination right available



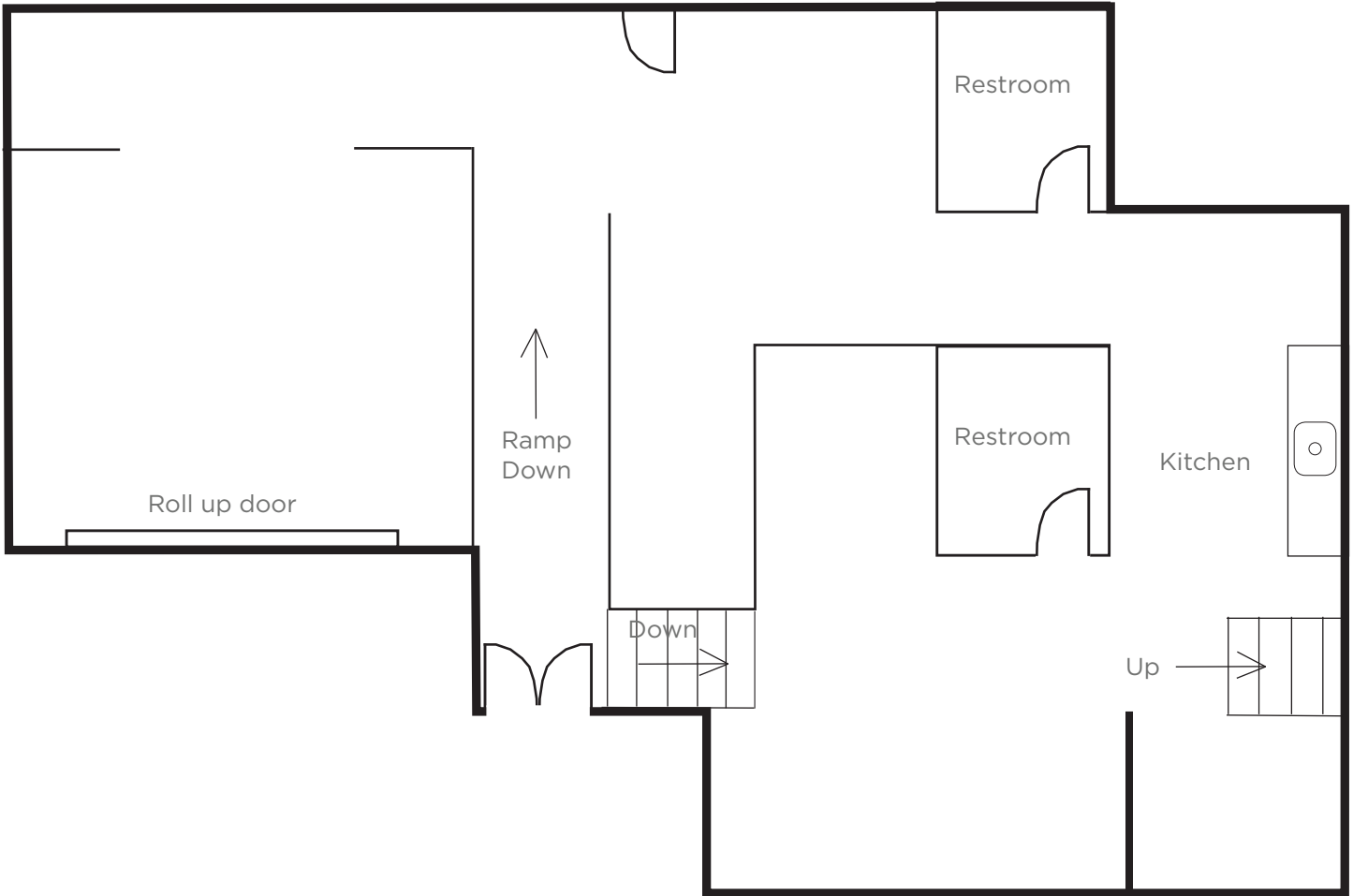
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Floor Plan



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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
TOTAL	\$6,113.00



Income (NNN)

SUITE	ANNUAL
100	\$53,887
TOTAL	\$53,887



Property Summary

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



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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.

