

8312 CUSTER ROAD

LAKWOOD, WA

FOR SALE

\$525,000
SALE PRICE

UNIQUE OPPORTUNITY FOR OFFICE OWNER-USER OR INVESTOR!



INFO

| | |
|-----------------------|------------------------|
| Building Size: | 3,076 SF |
| Land Size: | 18,500 SF (0.42 acres) |
| Sale Price: | \$525,000 |
| # of Floors: | 2 |
| NOI: | \$42,000 annual |
| Cap Rate: | 8% |
| Parking: | 3.75 / 1000 |

PROPERTY FEATURES

Two -1,500 sf floorplates. 12 individual offices with common break room and conference room. Common bathrooms on both floors.

Originally a psychiatrist's office and formerly the home of the Ranger and Airlifter newspapers, the property is grandfathered in for an office / medical office use.

Owner-user can occupy all or part of building with income in place.

Highly visible monument sign fronting Custer Road.



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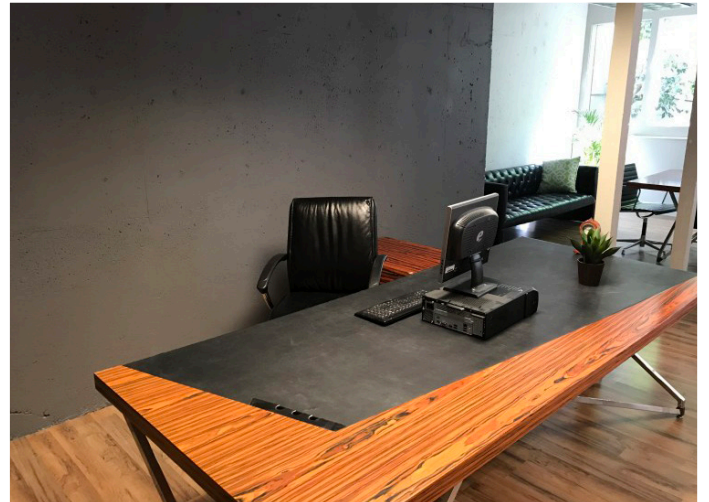
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LAKEWOOD, WA

NEIL WALTER
COMPANY



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

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