

# BIG E AUTO REBUILD PROPERTY

FOR SALE

912 SW 146TH ST | BURIEN, WA

## LEASED INVESTMENT: AUTO BODY SHOP AND YARD IN THE HEART OF BURIEN



### SALE INFORMATION

<b>Building Size:</b>	8,474 SF
<b>Office Size:</b>	2,090 SF (1,596 SF on 2nd floor)
<b>Land Size:</b>	23,016 SF
<b>Year Built:</b>	2000 Renovation
<b>Sale Price:</b>	\$3,496,782
<b>NOI:</b>	\$192,323
<b>Lease Term:</b>	June 30, 2029 Expiration

### PROPERTY HIGHLIGHTS

- 12,000 SF of Secured & Paved Parking
- 3 State of the Art Paint Booths
- Oil Water Separator on Site
- Sprinklered and 16' Clear Height in Warehouse
- 3 Phase Power
- 6 Grade Level Doors
- New Roof (2018) and New HVAC (2024)
- High End Office Buildout w/Lockeroom
- Desirable Ambaum Blvd Location



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