

Salmonberry Square \$210,000 Price Reduction!

810 Broadway Street
Seaside, Oregon



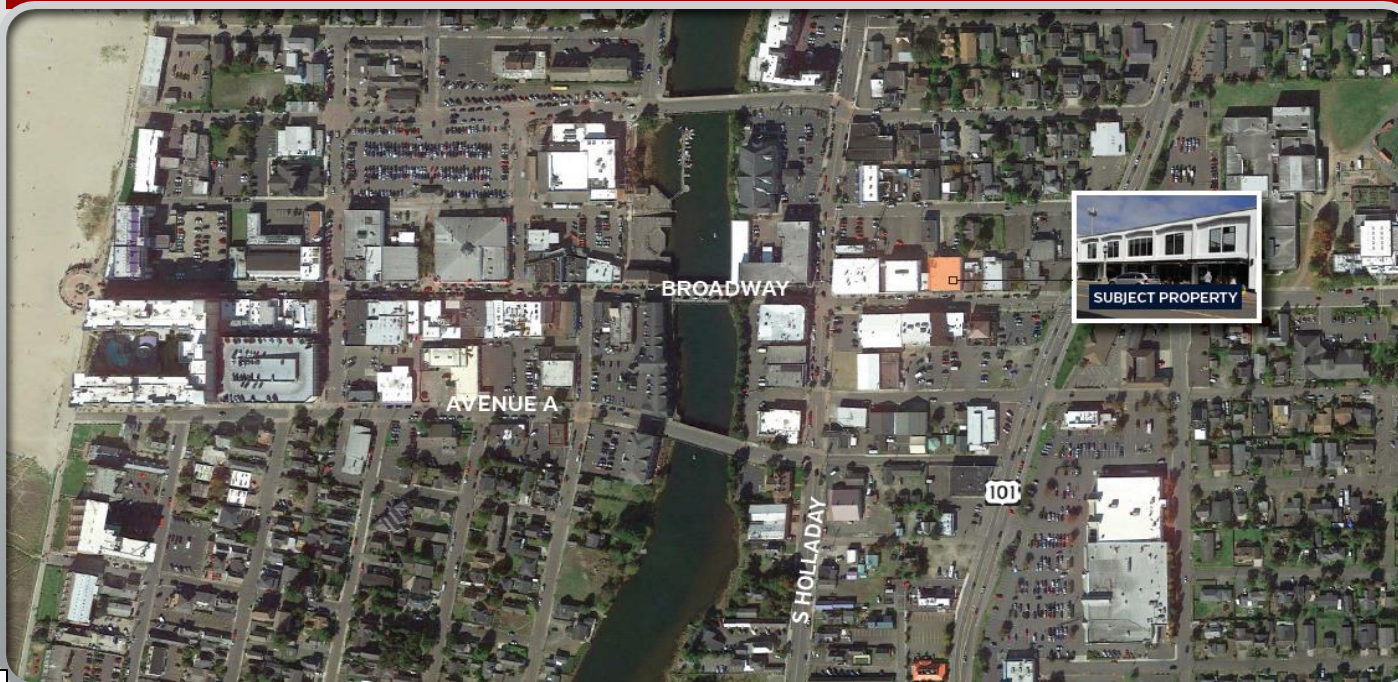
Rae Nomura, MAI, CCIM

SVN – Imbrie Realty

Partial Owner-User or Investor

Salmonberry Square

Property Location



Building Size

11,238

Land Size

0.16 Acres



Rae Nomura, MAI, CCIM | SVN Imbrie Realty

503.575.8065 Rae.Nomura@SVN.com

Sale Price

\$990,000

Price / Ft

\$88

Buy Side Fee

\$24,750

Zoning

C-4

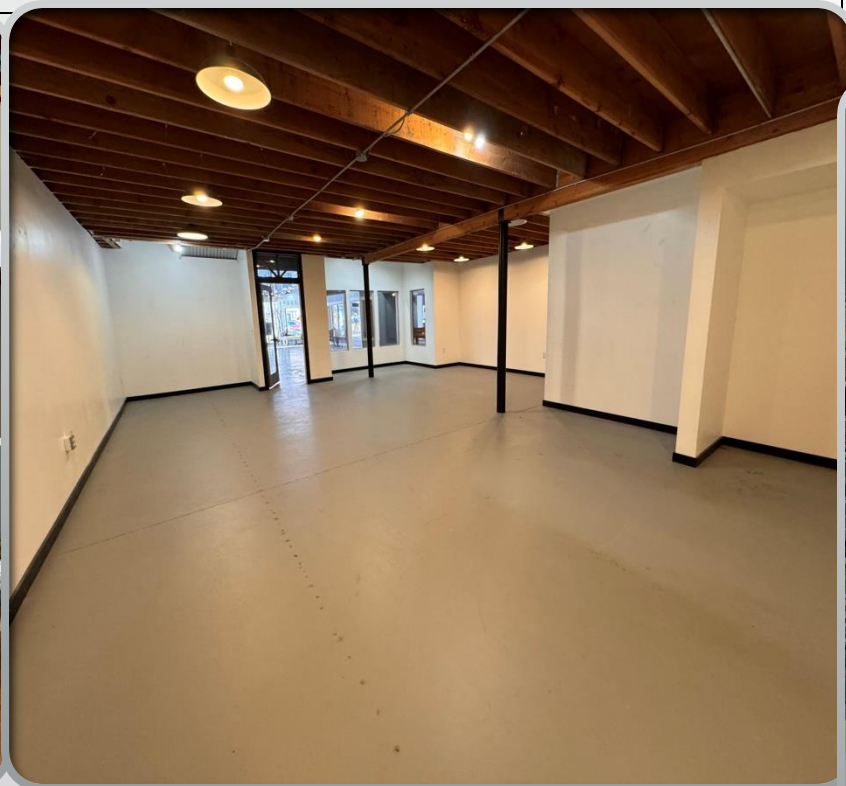
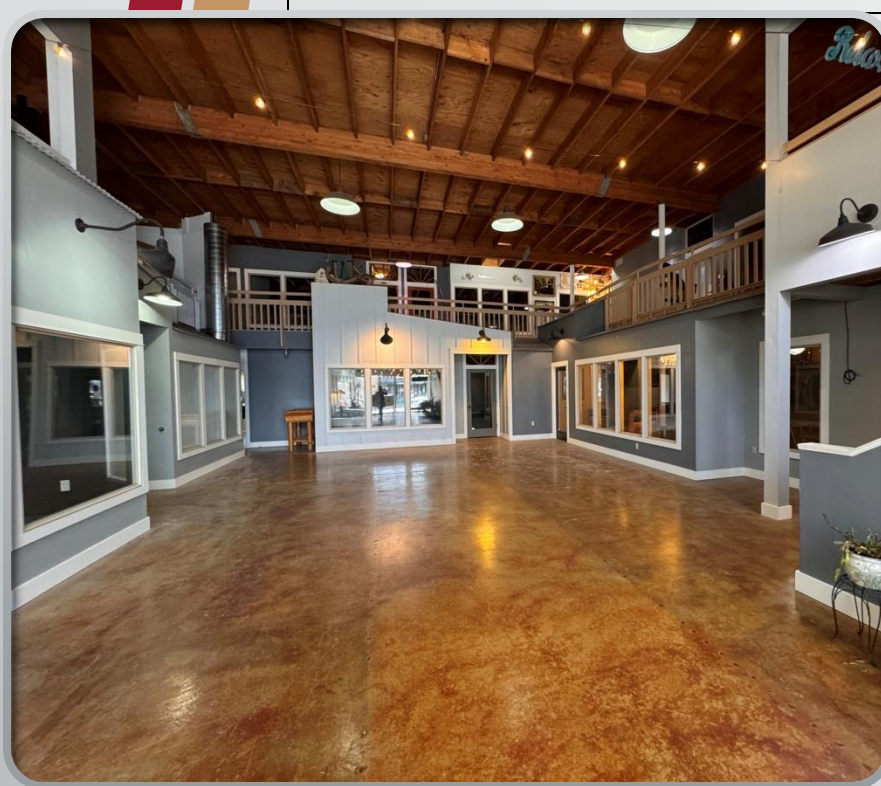
Property Highlights

- 8,450 NRA
- + 1,440 SF of Atrium Space
- 3 Stairwells
- Partial Owner-User, Investor, or Both!
- New Roof in 2022, New Furnace & Interior Refresh in 2023
- Less than 0.5-miles to the Beach!
- Prime Location in Seaside
- 4 Tenants Occupying 47% of NRA
- 8.60%+ Proforma Cap Rate
- Additional Alleyway Access



Salmonberry Square

Sale Price	Price / Ft
\$990,000	\$88



Rae Nomura, MAI, CCIM | SVN Imbrie Realty
503.575.8065 Rae.Nomura@SVN.com

Zillah Lakes

701 Fountain Blvd
Zillah, WA

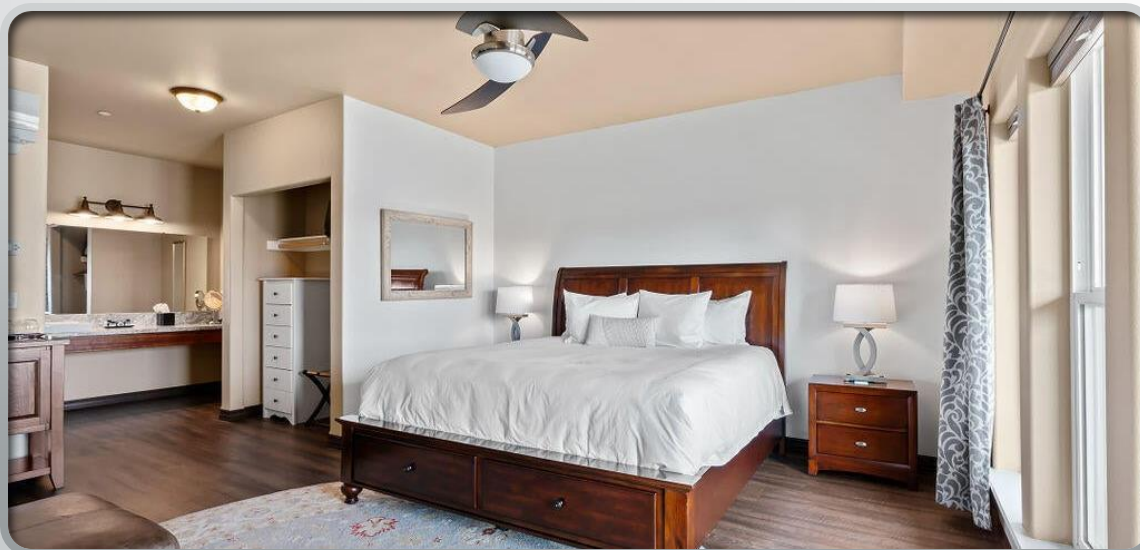


Josh DeBoer, CCIM

John L Scott Real Estate

Zillah Lakes Inn

Property Location



Building Size

3167

Land Size

.45 acres



Josh DeBoer, CCIM

(509)952-1726 mryakimarealestate@gmail.com

Sale Price

1500000

Price / Ft

\$474

Buy Side Fee

2.5% broker comp

Zoning

Commercial

Property Highlights

- 7 room boutique inn
- GreatYelp reviews
- Lakefront property
- Includes dock with paddle boat
- Modern rooms built in 2017
- Can be AirBnB as well
- Summer typically booked out
- Seller financing
- Enclosed HVAC system

Zillah Lakes Inn



Building Size	3167	Land Size	.45 acres
---------------	------	-----------	-----------

Sale Price	Price / Ft
1500000	\$474

Property Highlights

- Listed at 7.7% CAP rate
- Summer typically booked out
- Seller financing
- Enclosed HVAC system
- Financials available upon request
- Owner willing to stay on for time
- To help train and transition

Zillah Lakes Inn

Sale Price	Price / Ft
1500000	\$474



Court St Plaza

3333 Court St
Pasco, WA

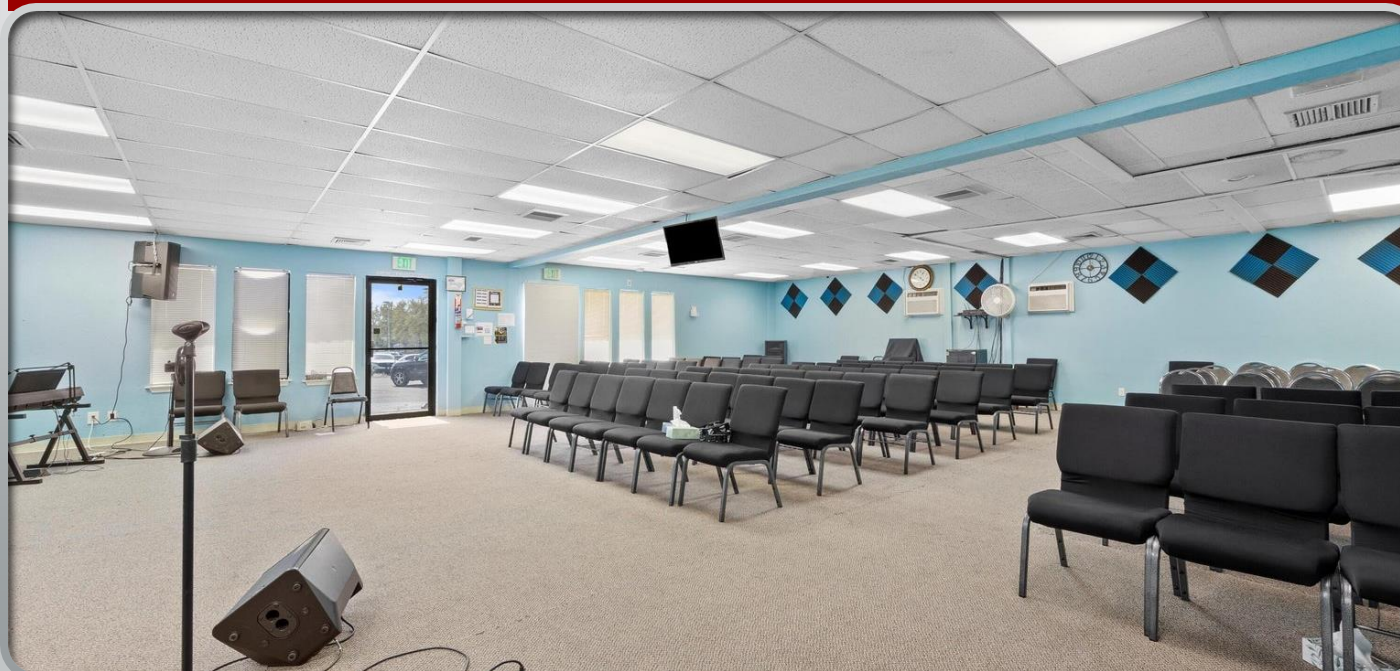


Josh DeBoer, CCIM

John L Scott

Court St Plaza

Property Location



Building Size

20000

Land Size

1.77

Sale Price

2990000

Price / Ft

\$150

Buy Side Fee

2% BB co-op

CAP

5.8 %

NOI

176k

Property Highlights

- 2 buildings 10k each SF total 20k
- 18 units all rented
- Month to month contracts
- Busy, visible corner lot
- Traffic light intersection
- Value Add lower than market rent
- Seller financing

Court St Plaza



Building Size	20000	Land Size	1.77 acres
---------------	-------	-----------	------------

Sale Price	Price / Ft
2990000	\$150

Property Highlights

- Assumable 5% note on
- Long term loyal tenants
- Property manager potential

Investment

Court St Plaza

Sale Price	Price / Ft
2990000	\$150

