



FOR SALE

6908 27th St W

UNIVERSITY PLACE, WA



Sale Price \$1,500,000
Fantastic Owner/User or 1031 Opportunity

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Kidder
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SALE price \$1,500,000

PROFORMA NOI \$99,840

PROFORMA CAP RATE 6.66%

6,920 SF total

43,500 SF land area (0.99 AC)

±10,500 SF of existing yard area with ability to expand an additional 10,000-15,000 SF

MU-U/175 zoning (mixed use urban/industrial)

EXCELLENT truck access

FIVE minutes from I-5

UNDER market rents

LEASE expire end of 2022

IN PLACE billboard and billboard income

Building	Size	Loading	Available
Building 1	3,000 SF	2 GL	Leased
Building 2	3,920 SF	2 GL	Set up for 2 tenants, leased

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