



# PROPERTY FOR SALE

12601-12607 NE Woodinville Dr, Woodinville, WA

Building Size: 6,026 SF | Lot Size: 0.25 Acres



Priced at

**\$2,320,000**



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## PROPERTY HIGHLIGHTS

DO NOT CONTACT TENANTS

- 3 Parcels
- Lot Size 10,890 SF / 0.25 Acres
- Total Building Size approx. 6,026 SF
- Zoned Commercial
- Easy access to 522 and 405
- High demand area due to sustainable population growth
- Close proximity to Woodinville Town Center, Famous Wineries and UW Bothell

This is an excellent opportunity for investors to own an income generating property. Increase your income by bringing the building to full occupancy.



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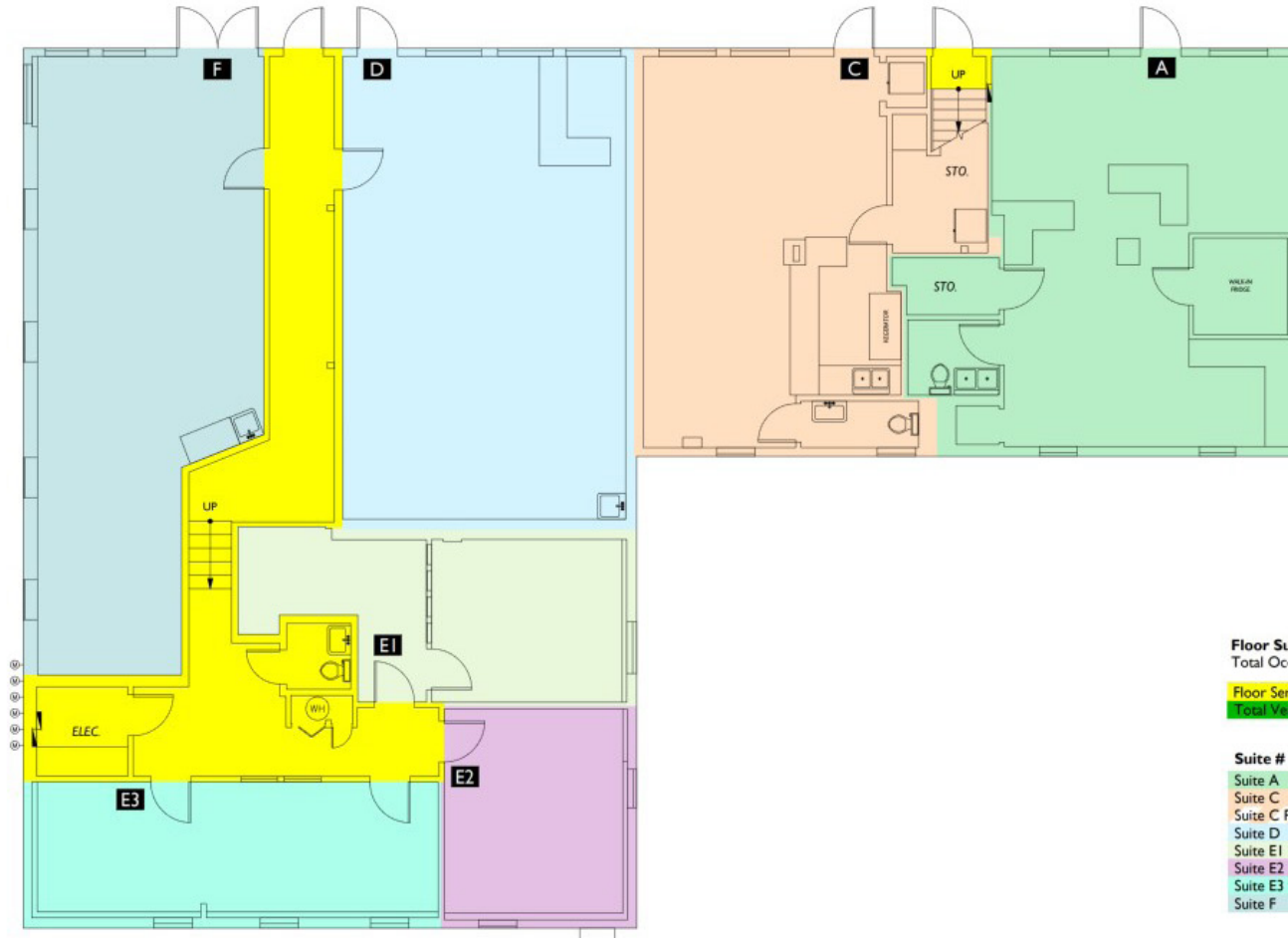
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## FIRST FLOOR PLAN

Northeast Woodinville Drive



126th Place Northeast



**Floor Summary**      **SQ. FT.**  
Total Occupant Area      3,923.02

Floor Service Area      578.22  
Total Vertical      0

Suite #	Occupant GLA	Percentage of Bldg.
Suite A	791.15	15.22
Suite C	707.03	13.60
Suite C Patio	131.95	n/a
Suite D	779.05	14.99
Suite E1	333.65	6.42
Suite E2	239.85	4.61
Suite E3	338.85	6.52
Suite F	733.44	14.11

Neighboring Business  
Northeast 173rd Place



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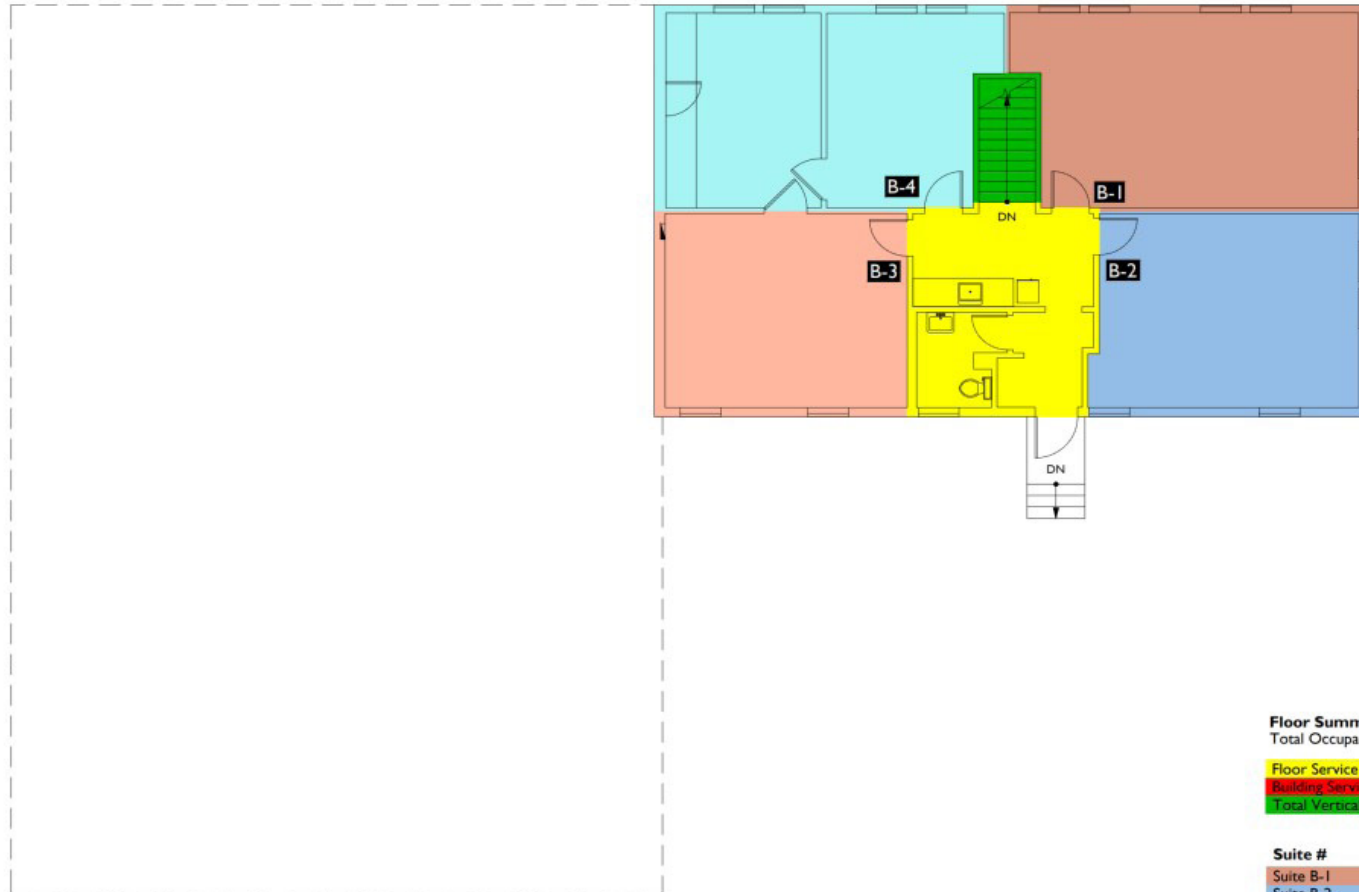


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## SECOND FLOOR PLAN

Northeast Woodinville Drive

126th Place Northeast



**Floor Summary** **SQ. FT.**  
Total Occupant Area 1,274.19

Floor Service Area 205.82  
Building Service Area 9  
Total Vertical 44.88

Suite #	GLA	Occupant Percentage of Bldg.
Suite B-1	361.71	6.96
Suite B-2	292.13	5.62
Suite B-3	269.72	5.19
Suite B-4	350.63	6.75

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## MERCANTILE BUILDING RENT ROLL SEPTEMBER 2023

UNIT	LEASE TO	LEASE TYPE	RENT/MONTH
A	MTM	Gross	\$3,200
C	8/2027	Gross	\$3,000
D	MTM	Gross	\$3,200
F	MTM	Gross	\$2,650
B1	MTM	Gross	\$1,400
B2			
B3	MTM	Gross	\$733.50
B4	MTM	Gross	\$1,300
E Suites			
Total			<b>\$15,483.50</b>

EXPENSES:	
PROPERTY/CAPITAL EXPENSES	\$30,355.13
2023 PROPERTY TAXES	\$17,663.42
INSURANCE	\$5,865.00
<b>TOTAL ESTIMATED EXPENSES</b>	<b>\$53,883.55</b>

Monthly Gross Income:	\$15,483.50
Estimated Annual Gross Income:	\$185,802.00
Approx. Annual Expenses:	\$53,883.55
NOI:	\$131,918.45
CAP Rate:	5.69%



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## PRO FORMA ANNUAL RATE VACANCIES FILLED AT CURRENT RATE

UNIT	RENT/MONTH	RENT/YR
A	\$3,200	\$38,400
C	\$3,000	\$36,000
D	\$3,200	\$38,400
F	\$2,650	\$31,800
B1	\$1,400	\$16,800
B2	\$1,100	\$13,200
B3	\$733.50	\$8,802
B4	\$1,300	\$15,600
E1	\$1,252	\$15,024
E2	\$900	\$10,800
E3	\$1,275	\$15,300
TOTAL	<b>\$20,010.50</b>	<b>\$240,126</b>

### PRO FORMA

Monthly Gross Income:	\$20,010.50
Gross Income:	\$240,126.00
Approx. Annual Expenses:	\$53,883.55
NOI:	\$186,242.45
CAP Rate:	8.03%







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**SUBJECT PROPERTY**



DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
2023 Population	9,866	72,278	214,809
2027 Population Projection	112,307	90,463	237,942
Median Age	37.5	37.8	38.0
Avg. Household Income	\$139,952	\$169,621	\$178,917

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