

**FOR SALE**

**11100 NE HIGHWAY 99  
VANCOUVER, WASHINGTON 98686**



# VILLA APARTMENTS & OFFICE



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*All SVN® Offices Independently Owned and Operated*



## PROPERTY DESCRIPTION

For sale is a mixed used property that is situated on 1.08 of an acre lot. The property is on a great corner location on Highway 99 near Salmon Creek.

The property was built in 1956 and was renovated in 2001. It consists of a 6 unit apartment, as well as two office suites for a total building size of 5,752 SF.

This is a repositioning/value add opportunity, buyer may convert apartments to office space. The property is also ideal for an owner user opportunity, occupying the office space and using the apartment income. The property can also simply be an investment opportunity with income from both the apartments and office space.

Please note, lot line adjustment on the West boundary is being submitted to the County by seller.

## LISTING HIGHLIGHTS

- Great Location on Highway 99 and NE 112th Street
- Fully Leased 6 Apartments, 2,616 SF Office Building
- 1.08 Acres on Corner Lot
- Owner User Opportunity
- Redevelopment/Value Add Opportunity

## PROPERTY INFORMATION

ADDRESS	11100 NE HIGHWAY 99
CITY	VANCOUVER
STATE	WASHINGTON
PRICE	\$1,199,000
PRICE/SF	\$208.45
CAP RATE	2.40%
NOI	\$31,139
LOT SIZE	1.083 ACRES
BUILDING SIZE	5,752 SF
YEAR BUILT	1956 (2001 RENOVATION)
ZONING	GC (GENERAL COMMERCIAL)
SUBMARKET	SALMON CREEK FELIDA
PARCEL NUMBER	118255-160

### DISCLOSURES:

- DO NOT DISTURB THE TENANTS
- SELLER WANTS NO PROPERTY TOURS WITHOUT AN ACCEPTED OFFER TO PURCHASE



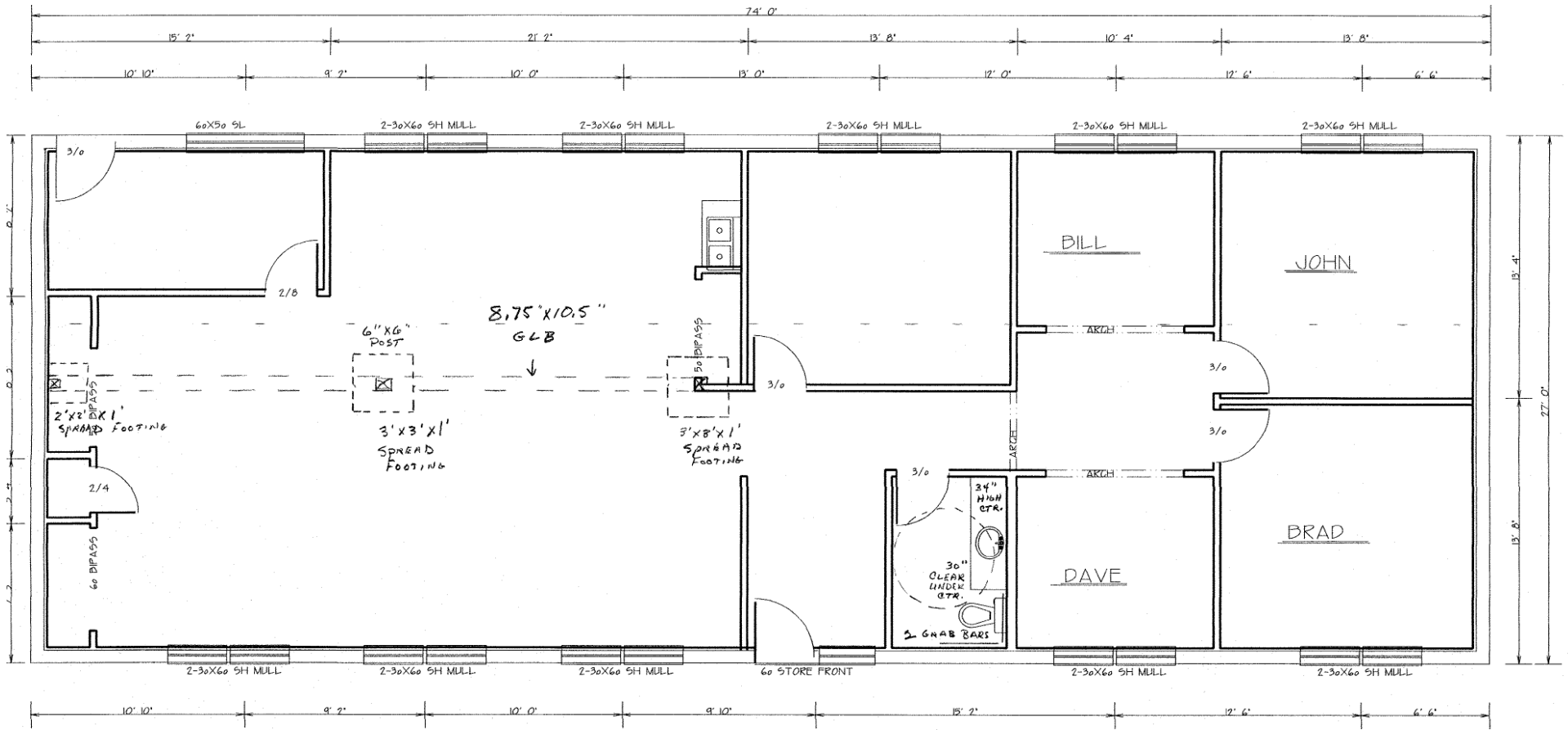








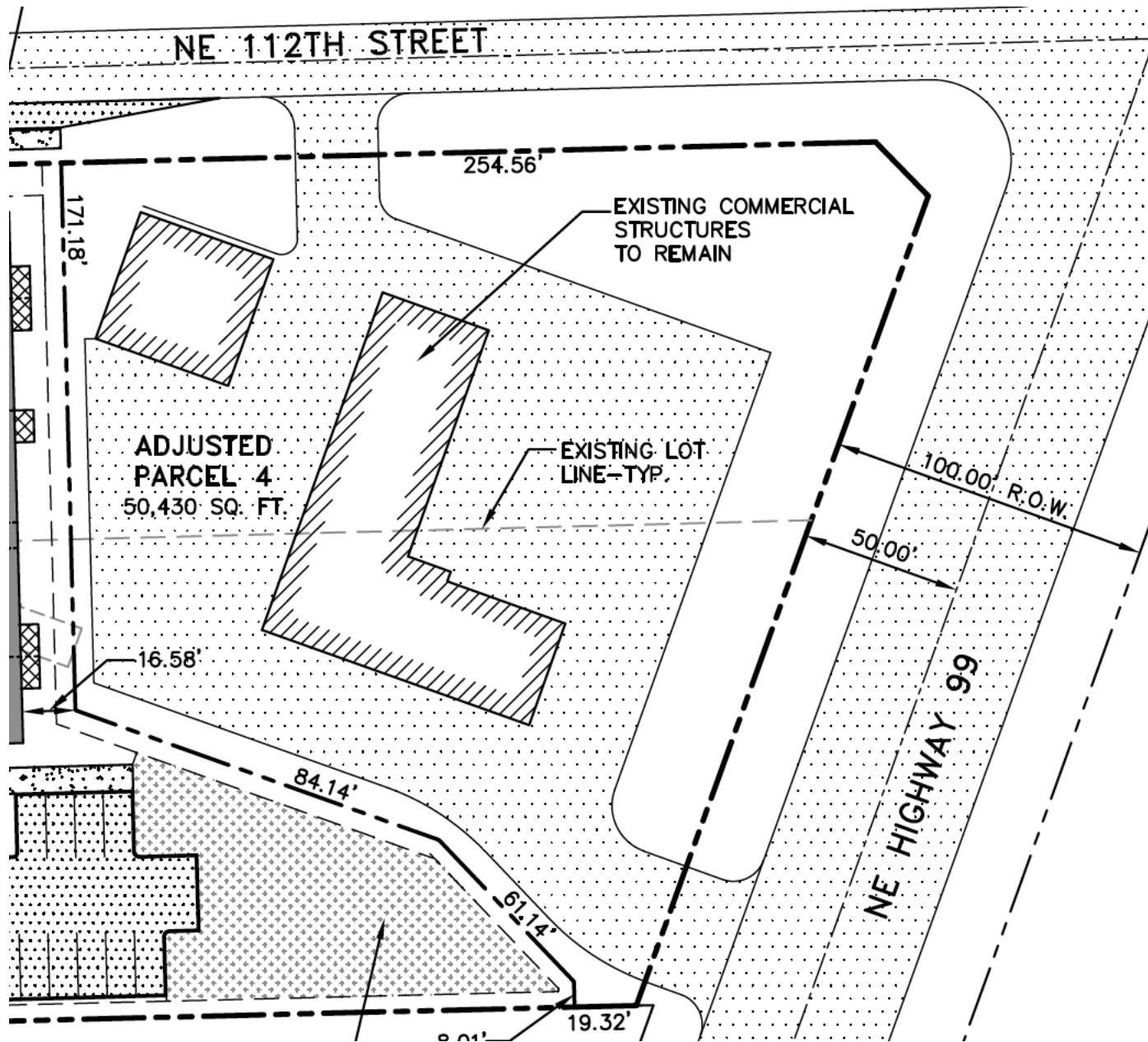




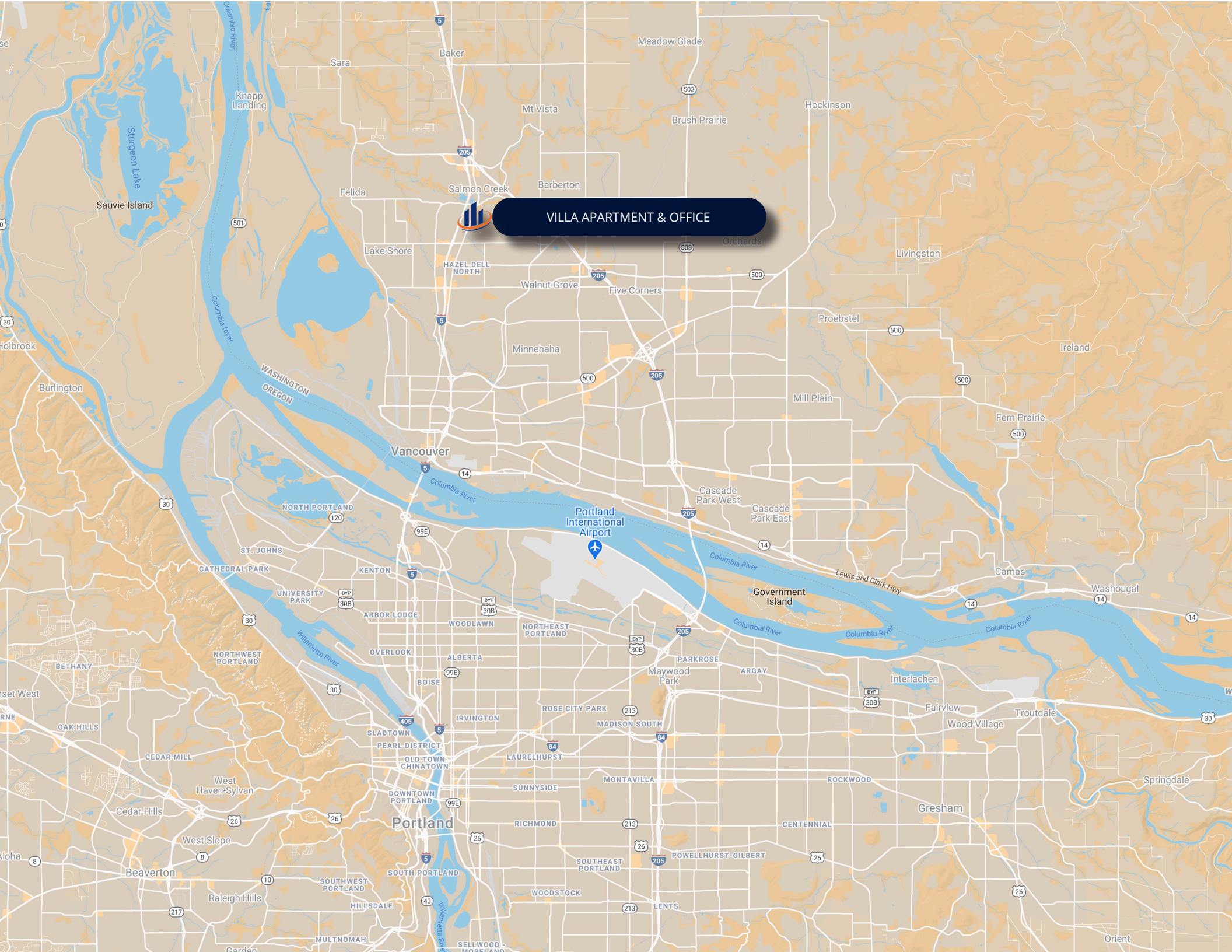
**FLOOR PLAN**

Scale 1/4"=1'-0"









VILLA APARTMENT & OFFICE

Vancouver

Portland International Airport

Portland

Sauvie Island

Sturgeon Lake

WASHINGTON OREGON

Government Island

Beaverton

Gresham

Springdale

Orient

Burlington

Oak Hills

Aloha

Garden

West Slope

West Haven-Sylvan

Cedar Hills

Cedar Mill

Bethany

Northwest Portland

University Park

Cathedral Park

St. Johns

North Portland

Southwest Portland

Hillsdale

Raleigh Hills

South Portland

Woodstock

Woodlawn

Overlook

Arbor Lodge

Alberta

Irvington

South Portland

Woodstock

Woodlawn

Overlook

Arbor Lodge

Alberta

Irvington

Maywood Park

Parkrose

Madison South

South Portland

Woodstock

Woodlawn

Overlook

Arbor Lodge

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Madison South

South Portland

Woodstock

Woodlawn

Overlook

Arbor Lodge

Alberta

Irvington

Maywood Park

Parkrose

Madison South





SUBJECT PROPERTY

**SURROUNDING BUSINESS MAP**



## DEMOGRAPHICS - VANCOUVER, WASHINGTON

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	11,722	77,412	174,239
AVERAGE AGE	36.3	37.0	36.6
AVERAGE (MALE)	34.7	35.5	35.4
AVERAGE (FEMALE)	37.8	38.6	37.7

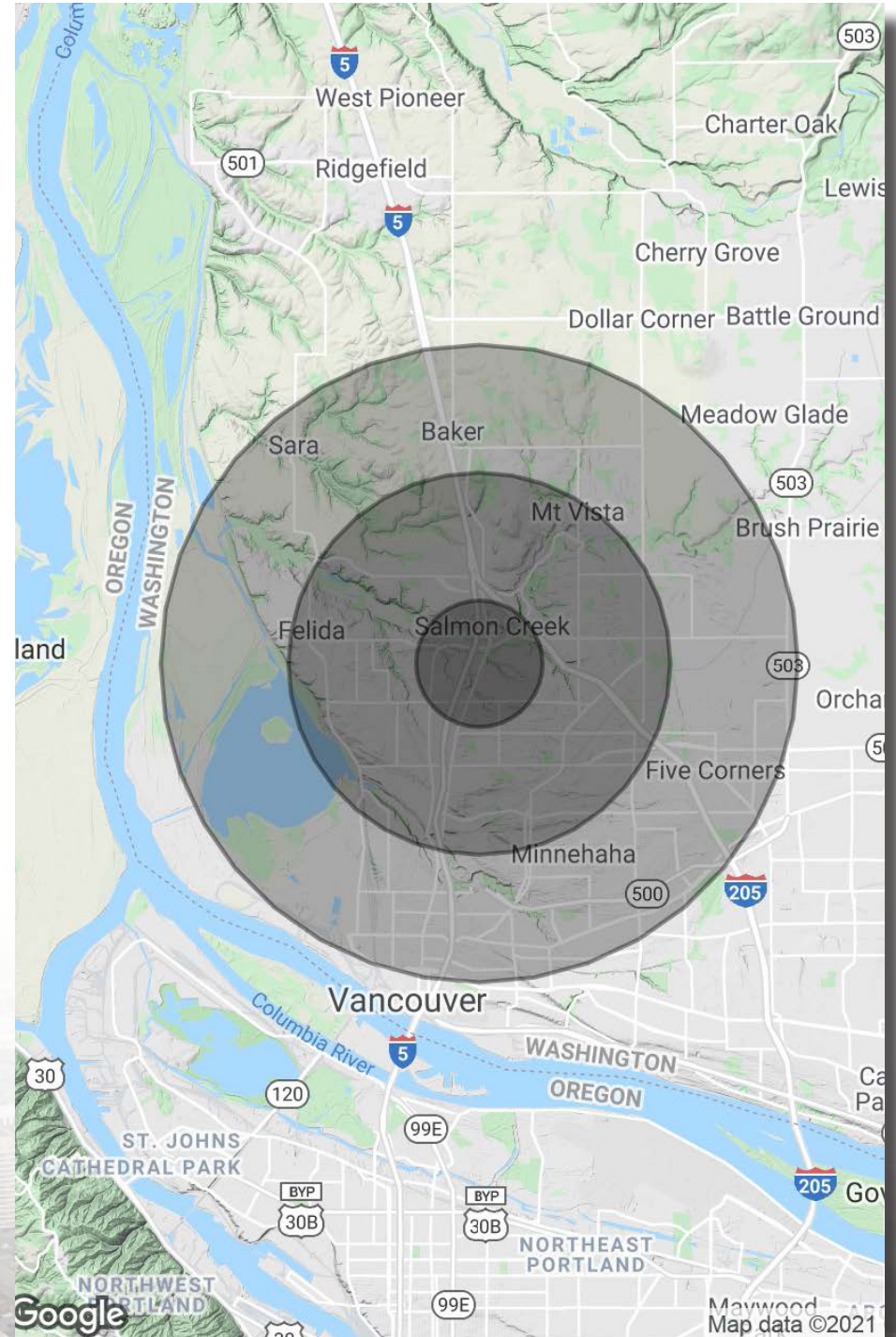
  

HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	4,468	30,204	68,434
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$70,931	\$73,191	\$69,965
AVERAGE HOUSE VALUE	\$281,853	\$281,398	\$281,625

## ECONOMY OF VANCOUVER, WASHINGTON

The economy of Vancouver, WA employs 81.3k people. The largest industries in Vancouver, WA are Health Care & Social Assistance (11,274 people), Manufacturing (9,410 people), and Retail Trade (9,360 people), and the highest paying industries are Utilities (\$73,523), Mining, Quarrying, & Oil & Gas Extraction (\$62,031), and Professional, Scientific, & Technical Services (\$54,529).

Median household income in Vancouver, WA is \$55,593. Males in Vancouver, WA have an average income that is 1.36 times higher than the average income of females, which is \$53,882. The income inequality in Vancouver, WA (measured using the Gini index) is 0.467, which is lower than than the national average.





## DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

## PRESENTED BY

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