RETAIL INVESTMENT | BURIEN

237 SW 152nd Street Burien, WA 98166





PROPERTY HIGHLIGHTS

- 4 Unit Investment Building; 2 Retail and2 Lower Level Units
- ✓ Building Size: 7,200 SF over two levels
- ✓ Land Size: 7,498 SF Zoned Burien-DC (Downtown Commercial)
- Both Retail units are leased, two lower levels are vacant
- ✓ Price: \$1,500,000



PETER ARGERES



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EXECUTIVE SUMMARY

237 SW 152nd Street Burien, WA 98166



BUILDING USE	Two story solid retail building with great street exposure. Street level has two retail spaces: One is Poke restaurant with 2 years left on their lease, the other is a Smoke Shop on a new 3 year lease. Lower level has two units that are vacant
BUILDING AREA	7,200 square feet
PARKING	6 parking spaces in front of the building and loading area in the back of the building
LAND AREA	7,498 square feet
TAX PARCEL NUMB	ER 122100002007 Bldg. #1 & 2
BUILDING AGE	Built in 1956
BUILDING UPGRAD	New torch down roof in Summer of 2018
LOCATION	Located in Burien Town Square across the street from Grocery Outlet and Bank of America
SIGNAGE	On Building
TRAFFIC COUNT	6,000 per day
WALKING SCORE	92

FINANCIAL SUMMARY

237 SW 152nd Street Burien, WA 98166



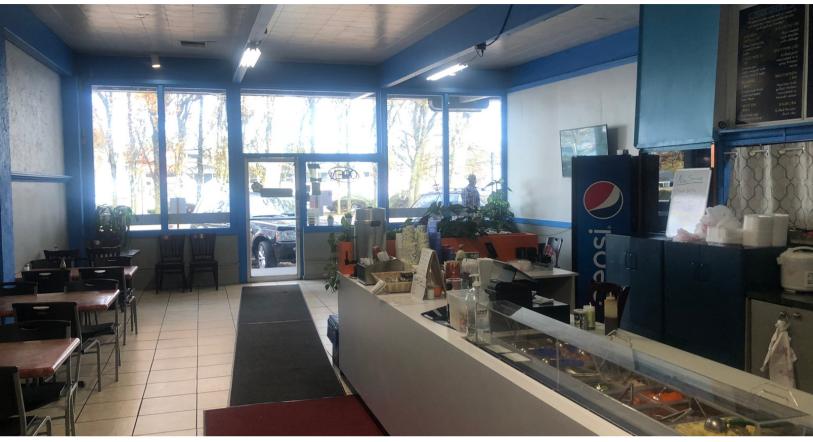
FINANCIAL SUMMARY

INCOME	MONTHLY RENT	PRO-FORMA	
Gross Rents	\$ 9,224	\$110,684	
Less 3% Vacancy		\$3,220	
EFFECTIVE GROSS RENTS		\$107,368	
EXPENSES 2021			
Real Estate Taxes		\$13,324	
Insurance		\$3,000	
Ulities / Garbage		\$4,000	
Estimated Repairs & Reserves		\$5,000	
Total Expenses		\$25,324	
NET OPERATING INCOME		\$82,044	
CAP Rate at 5.5%			
Restaurant on NNN lease			
Basement on Gross Leases, asking \$1,800 per month per space			

PROPERTY PICTURES

237 SW 152nd Street Burien, WA 98166











PROPERTY LOCATION

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