

# FOR SALE

# 1323 Broadway LONGVIEW WA 98632

## PROPERTY DEMOGRAPHICS

PRICE:	\$1,500,000
CAP RATE:	5.97%
TRAFFIC:	12,000+ Vehicles / Day
TAX ID:	0-0535
ZONED:	C02 - City of Longview
LAND SIZE:	0.1708 Acre   7,440 Square Feet
BUILDING SIZE:	12,000 Square Feet
POPULATION:	51,642 - 3 Mile   67,906 - 5 Mile
HOUSEHOLD:	20,721 - 3 Mile   26,794 - 5 Mile
AVE. INCOME:	\$54,406 - 3 Mile   \$56,603 - 5 Mile



## PROPERTY FEATURES

- Well presented mixed use building in excellent downtown location
- Strong area demographics, good traffic counts on this corner location
- Fully leased, with a good tenant mix
- Financial information & Executive Summary available, upon request.

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.  
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**For Further Information**

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