



**\$895,000 | 5.80% CAP**

Regional Coffee Drive-Thru | W Carmichael Dr. Kennewick WA



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# Financial Summary



Ideally situated on a bustling arterial street, leading to the local high school and the heart of Downtown.

With 7.5 years remaining on the base term, this coffee tenant offers stability and consistent income. The property boasts a 5.80% CAP rate, generating a strong \$52k NOI with annual bumps throughout the remaining term. Featuring a single drive-thru and 15 parking stalls accessible from 4th and Carmichael, this building underwent a renovation in 2017, solidifying its status as a cornerstone of the corridor.



## SUMMARY

TERM	7.5 YEARS RENEWABLE
LEASE TYPE	NNN
RENT	\$52,450
NOI	\$52,000
DRIVE THRU'S	ONE
PARCEL SIZE	9,148 SF
BUILDING SIZE + YEAR	1,056 SF / 2017 RENOVATION



# Site Map







# STRICKER CRE®

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