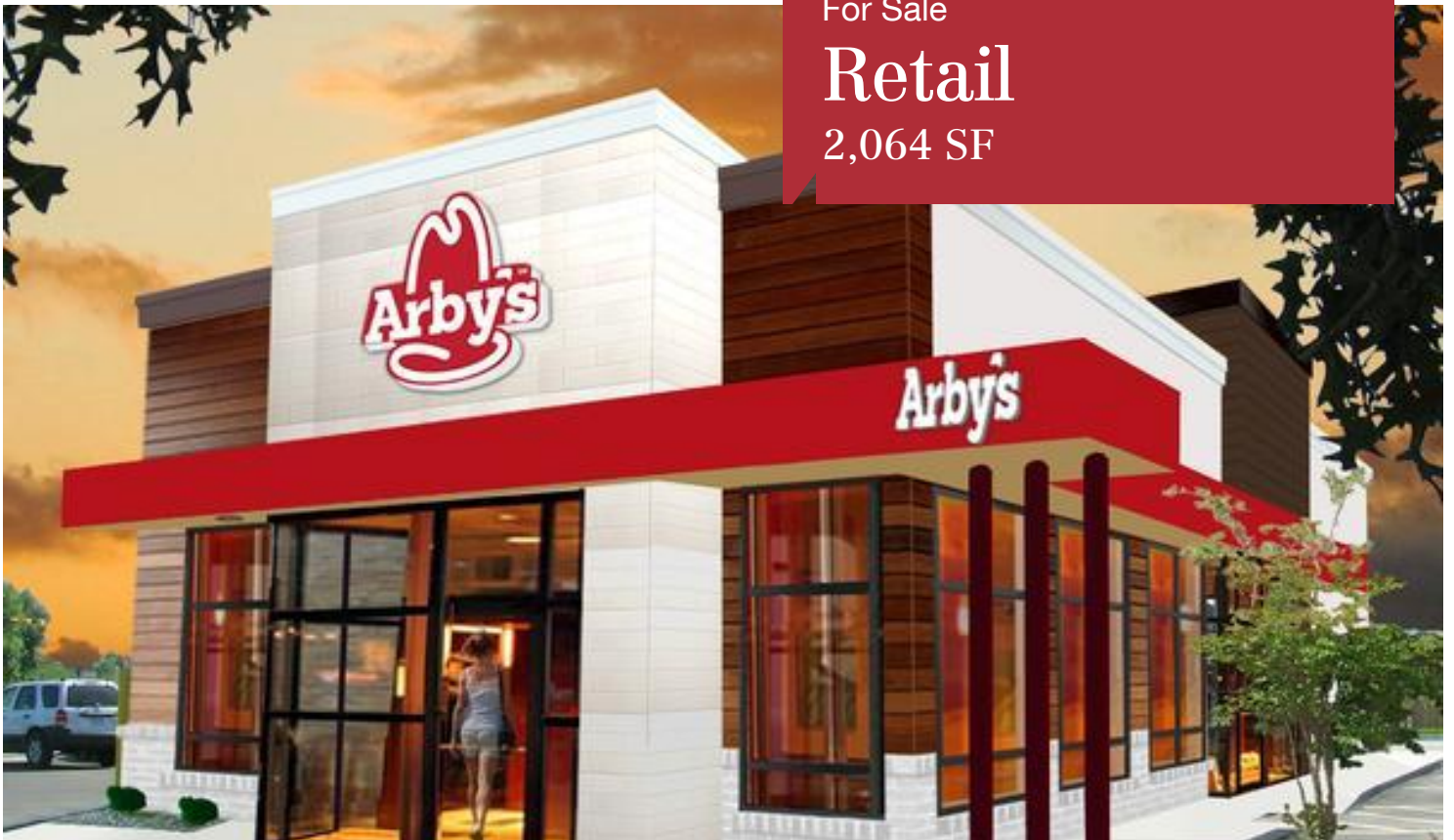


For Sale

Retail

2,064 SF



Aberdeen Arby's

212 E Heron St, Aberdeen, WA 98520

- Absolute NNN Single Tenant lease
- 20 year lease with 7.5% increases every 5 years
- Strong multi unit operator
- New Construction
- Great corner location with good visibility
- Leading national brand

Rick A. Graff

+1 206 332 1493 • rgraff@nai-psp.com

Andrew Graff

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Kyle Graff

+1 206 332 1494 • kgraff@nai-psp.com



BELLEVUE | SEATTLE | TACOMA

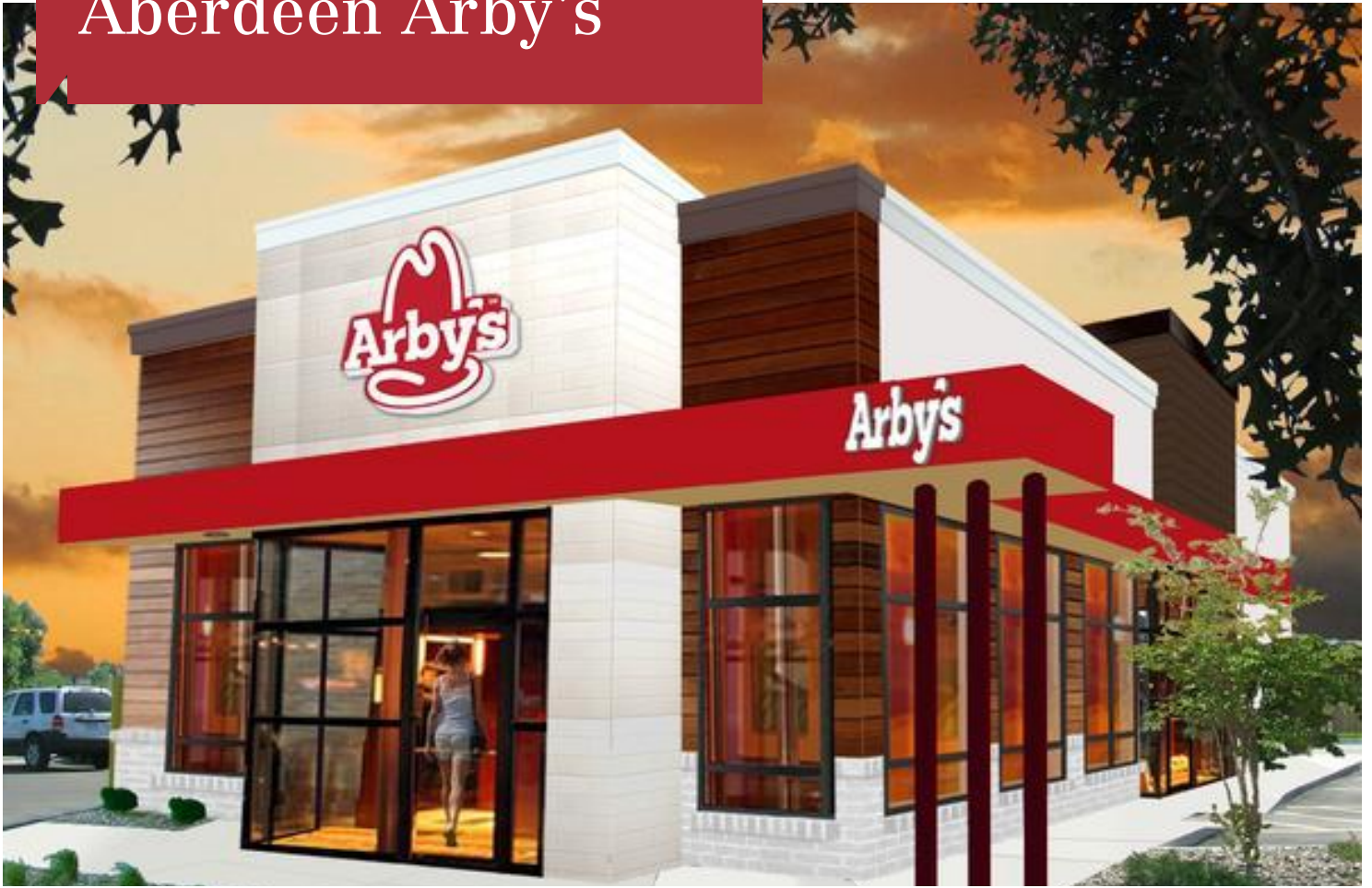
1700 Seventh Avenue, Suite 2050
Seattle, WA 98101
+1 206 332 1466

<https://www.nai-psp.com>

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Retail for Sale

Aberdeen Arby's



Property Summary

Sale Price:	\$1,905,000
Cap Rate:	5..25%
NOI:	\$100,000
Lot Size:	19,500 SF
Building Size:	2,064 SF
Ceiling Height:	10.0 FT
Year Built:	2017
Market:	Olympia
Cross Streets:	Heron St and H Street

Property Overview

This an absolute NNN single tenant building currently under construction.

Location Overview

Located in Downtown Aberdeen on Highway 101...the gateway to the Washington Coast.



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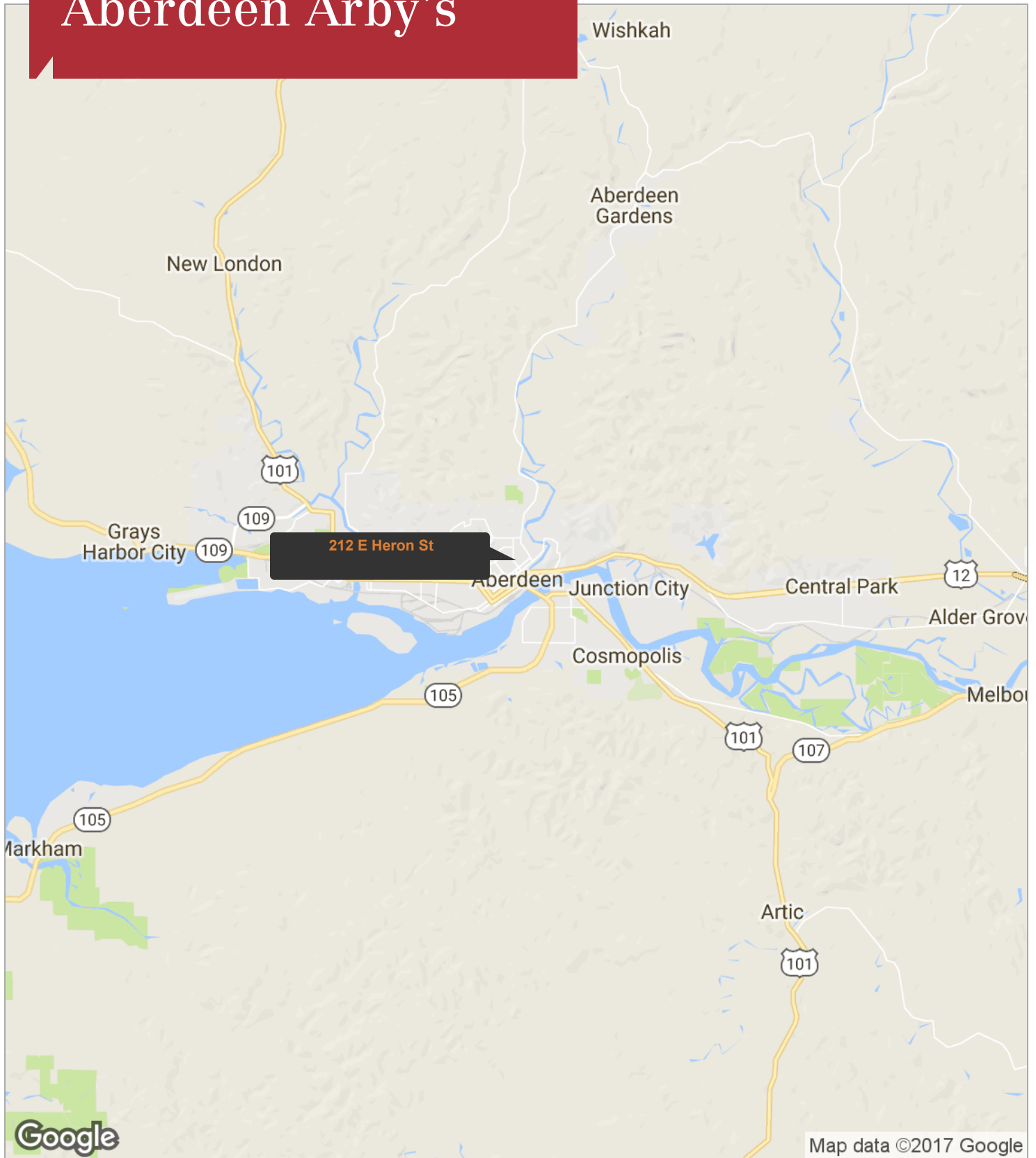
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