

# INDUSTRIAL INVESTMENT PROPERTY

9623 Provost Rd NW, Silverdale, WA 98383



## SUMMARY INFORMATION

<b>Sale Price:</b>	\$1,400,000
<b>Cap Rate:</b>	5.83%
<b>NOI:</b>	\$81,599
<b>Lot Size:</b>	0.53 Acres
<b>Year Built:</b>	2005
<b>Building Size:</b>	9,282
<b>Zoning:</b>	C (10-30 DU/Ac)
<b>Price / SF:</b>	\$150.83

## PROPERTY OVERVIEW

Prime investment opportunity with a strong tenant, running a thriving business. This two-unit, light industrial building is currently 100% occupied by a single tenant, halfway through a 5-year lease. The property has been well maintained and has easy access to Hwy 3 & Hwy 303, the two main freeways running through Kitsap County.

## PROPERTY HIGHLIGHTS

- Stable Tenant running established business
- 100% occupied
- Easy access to freeways
- Well maintained building
- Close to Kitsap Mall shopping center

**KELLER WILLIAMS COMMERCIAL**  
1011 East Main,  
Suite 208  
Puyallup, WA 98372

**JONATHAN HARPER**  
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**RETAIL FOR SALE**



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<https://kwcpuyallup.com/>

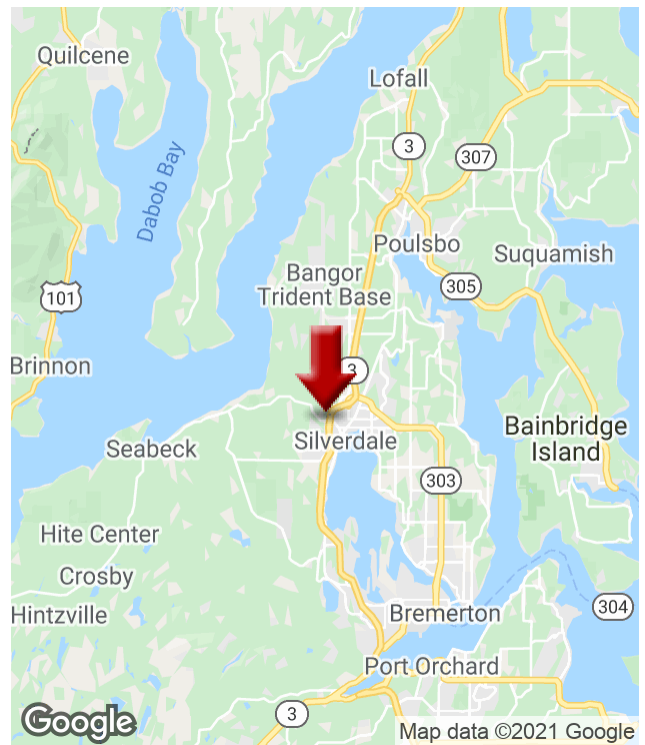
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## LOCATION OVERVIEW

Excellent location in Silverdale just off Highway 3 and only a few minutes from the Kitsap Mall Shopping Center. The building is surrounded by a combination of retail and office buildings, including Destination Harley Davidson, and has ample parking available.



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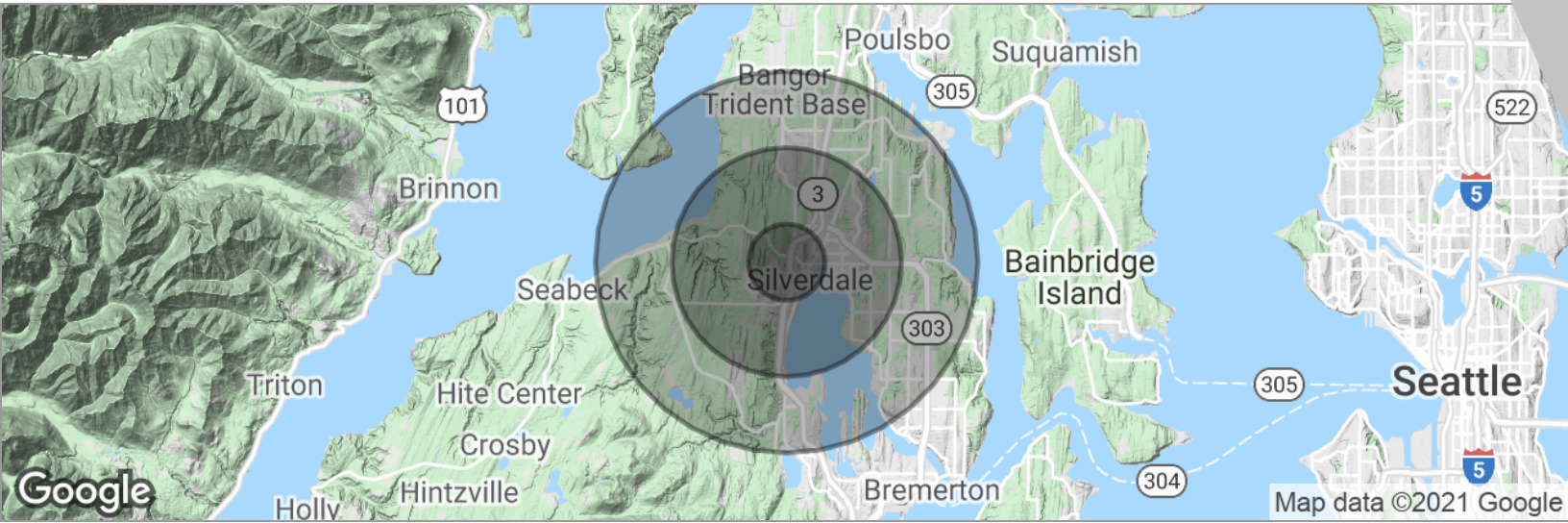
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total population</b>	3,634	23,785	63,050
<b>Median age</b>	36.1	37.2	36.5
<b>Median age (male)</b>	33.5	34.9	34.7
<b>Median age (Female)</b>	38.1	39.3	38.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>Total households</b>	1,460	9,223	24,098
<b># of persons per HH</b>	2.5	2.6	2.6
<b>Average HH income</b>	\$74,901	\$77,586	\$74,652
<b>Average house value</b>	\$366,612	\$338,710	\$335,630

\* Demographic data derived from 2010 US Census

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