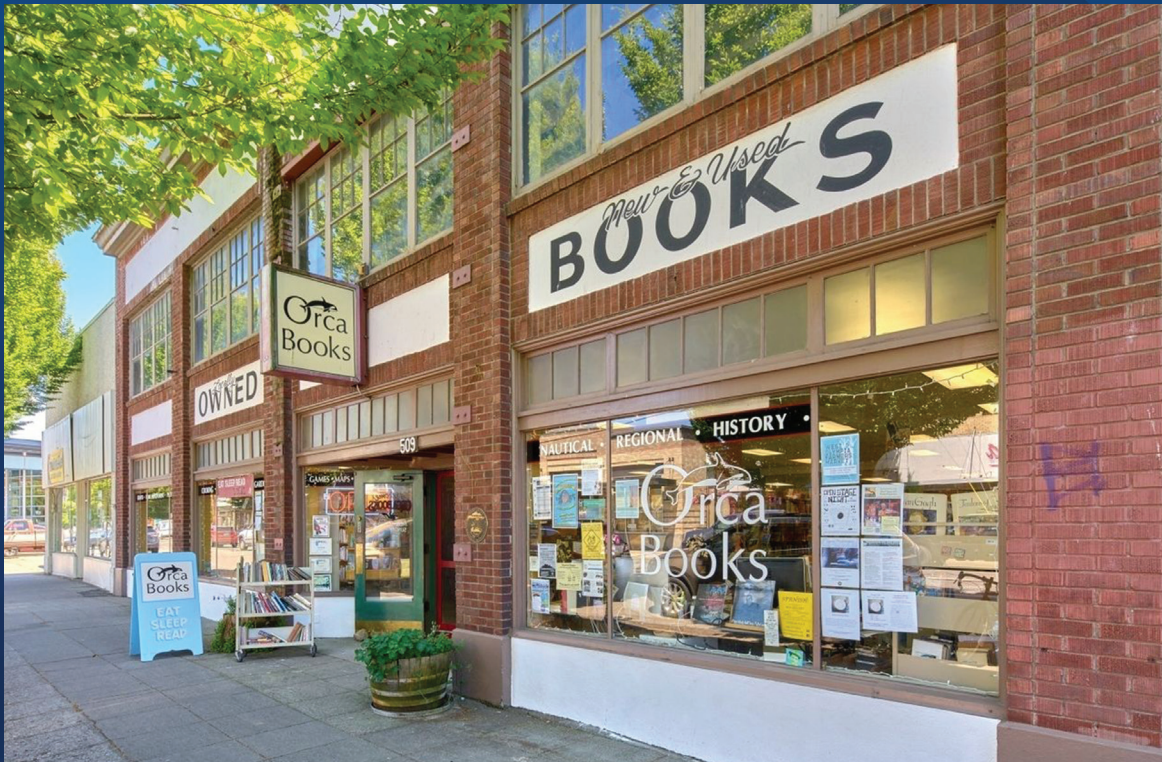


FOR SALE / LEASE

RETAIL BUILDING ON 4TH AVENUE IN OLYMPIA

509 4TH AVENUE E | OLYMPIA, WA. 98501



SALE PRICE **\$1,499,000** | 13,657 SF
LEASE: \$10.00 NNN | 4,900 SF

THIS 13,657 SF BUILDING ON 4TH HAS SO MANY POSSIBILITIES. Currently there is a 4,900 SF show room with one restroom and two 1,200 SF storage areas in the back. Ballet NW leases the 6,000 SF that fronts on Jefferson until 5/27 for \$76K per year (plus property tax and utilities). The seller is willing to divide the building into two spaces and will sell the front 4,900 SF on 4th plus the two 1,200 SF storage areas for \$899,000. The 6,000 SF portion leased to NW Ballet on Jefferson can be purchased for \$815,000. Seller has renderings for a new live-work plan for 5 units that would front on 4th Ave, Across the street from Well 80. 4,900 SF of retail space also available for lease for \$10.00 NNN.



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