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NORTHFORK

REALTY

LEADERS IN REAL ESTATE

INDUSTRIAL FOR SALE

INTERSTATE AUTO REPAIR

10430 CASE ROAD SOUTHWEST, OLYMPIA, WA 98512

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PROPERTY INFORMATION





PROPERTY DESCRIPTION

This 3,500-square-foot industrial investment offers a durable single-story structure built in 1974, combining an open layout with flexible spaces ideal for manufacturing, distribution, or value-added production. The building’s straightforward design allows for efficient operations and tenant customization, while multiple access points streamline deliveries and workflow. A clean, functional footprint and reliable construction make it a compelling asset for investors seeking a hands-off industrial holding. The property is ready for immediate occupancy or minor enhancements to accommodate a wide range of industrial uses within Thurston County’s growing market.

PROPERTY HIGHLIGHTS

- 3,500 square feet of single-story industrial space
- Built in 1974 with sturdy long-term construction
- Flexible floor plan suited for manufacturing or storage
- Multiple access points enhance operational efficiency
- Ample clear space allows easy equipment placement
- Functional layout minimizes immediate renovation needs
- Efficient building footprint promotes cost-effective occupancy
- Parking areas accommodate staff and service vehicles
- Ready for quick tenant turnover with minor customizations

OFFERING SUMMARY

Sale Price:	\$1,300,000
Lot Size:	2.04 Acres
Building Size:	3,500 SF
NOI:	\$267,700.00
Cap Rate:	20.59%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	16	65	255
Total Population	43	173	668
Average HH Income	\$138,097	\$135,972	\$128,507

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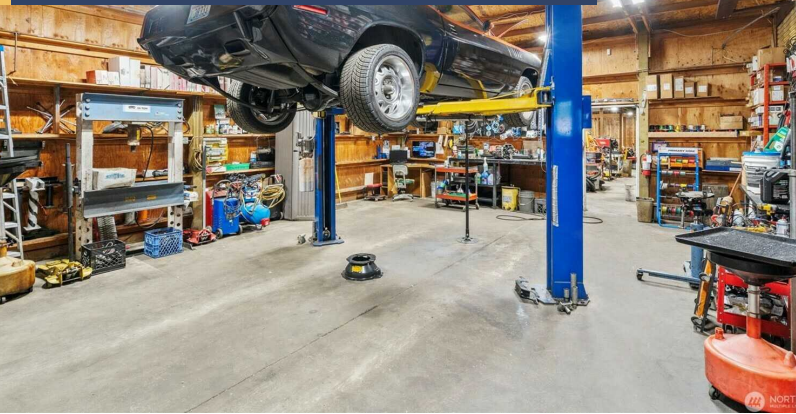
LOCATION DESCRIPTION

Explore the potential of Olympia, WA for your Automotive Repair business. Situated in Thurston County, this strategic location offers easy access to key transportation routes such as Interstate 5 and Highway 101, facilitating seamless logistics. The area is thriving with industrial activity, providing ample opportunities for business growth and customer base expansion. Nearby establishments such as Westside Auto Licensing and the Intercity Transit Maintenance & Administrative Facility underscore the automotive-centric nature of the area. With its prime positioning and flourishing industrial sector, the location presents an enticing prospect for Industrial and Manufacturing investors seeking to capitalize on the Automotive Repair market.

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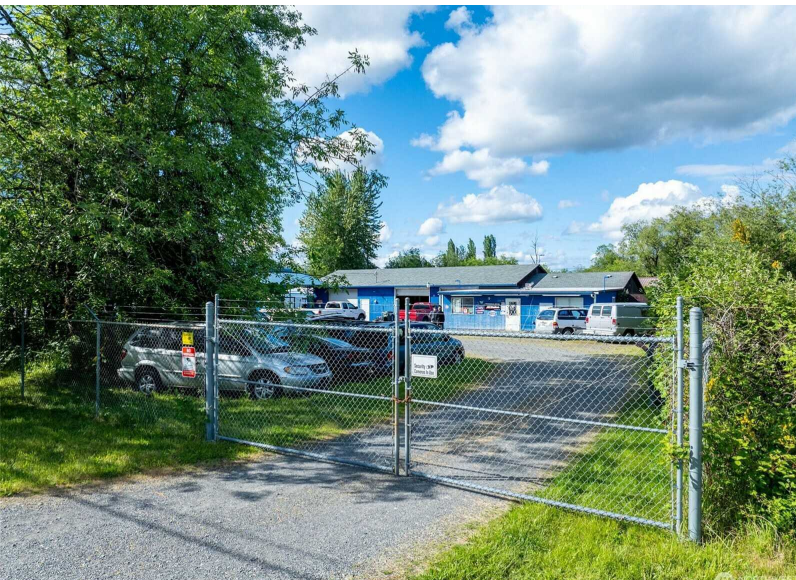
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- Flexible floor plan suited for manufacturing or storage
- Multiple access points enhance operational efficiency
- Ample clear space allows easy equipment placement
- Functional layout minimizes immediate renovation needs
- Efficient building footprint promotes cost-effective occupancy
- Parking areas accommodate staff and service vehicles
- Ready for quick tenant turnover with minor customizations
- Ideal for investors seeking low-maintenance industrial exposure



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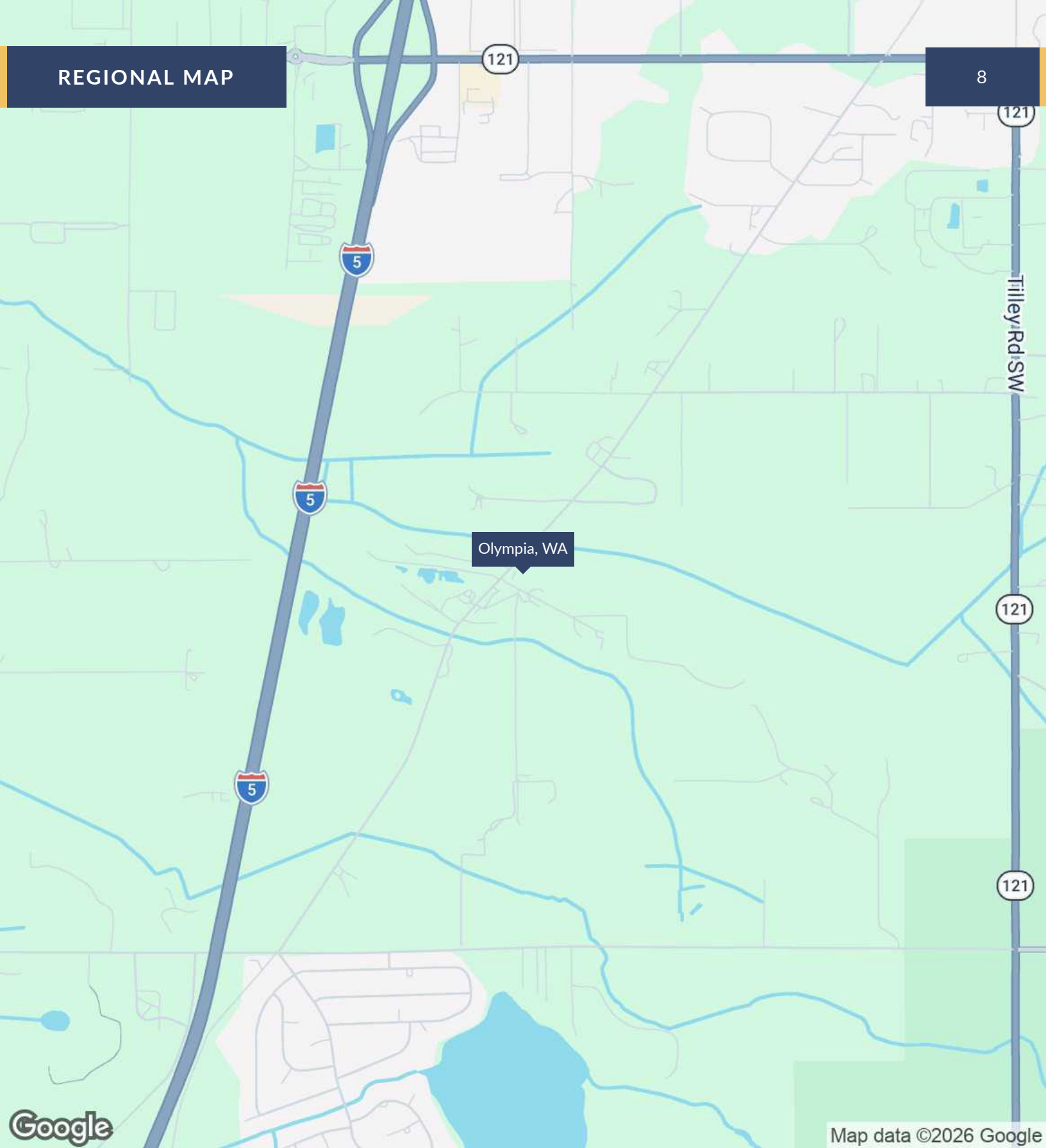
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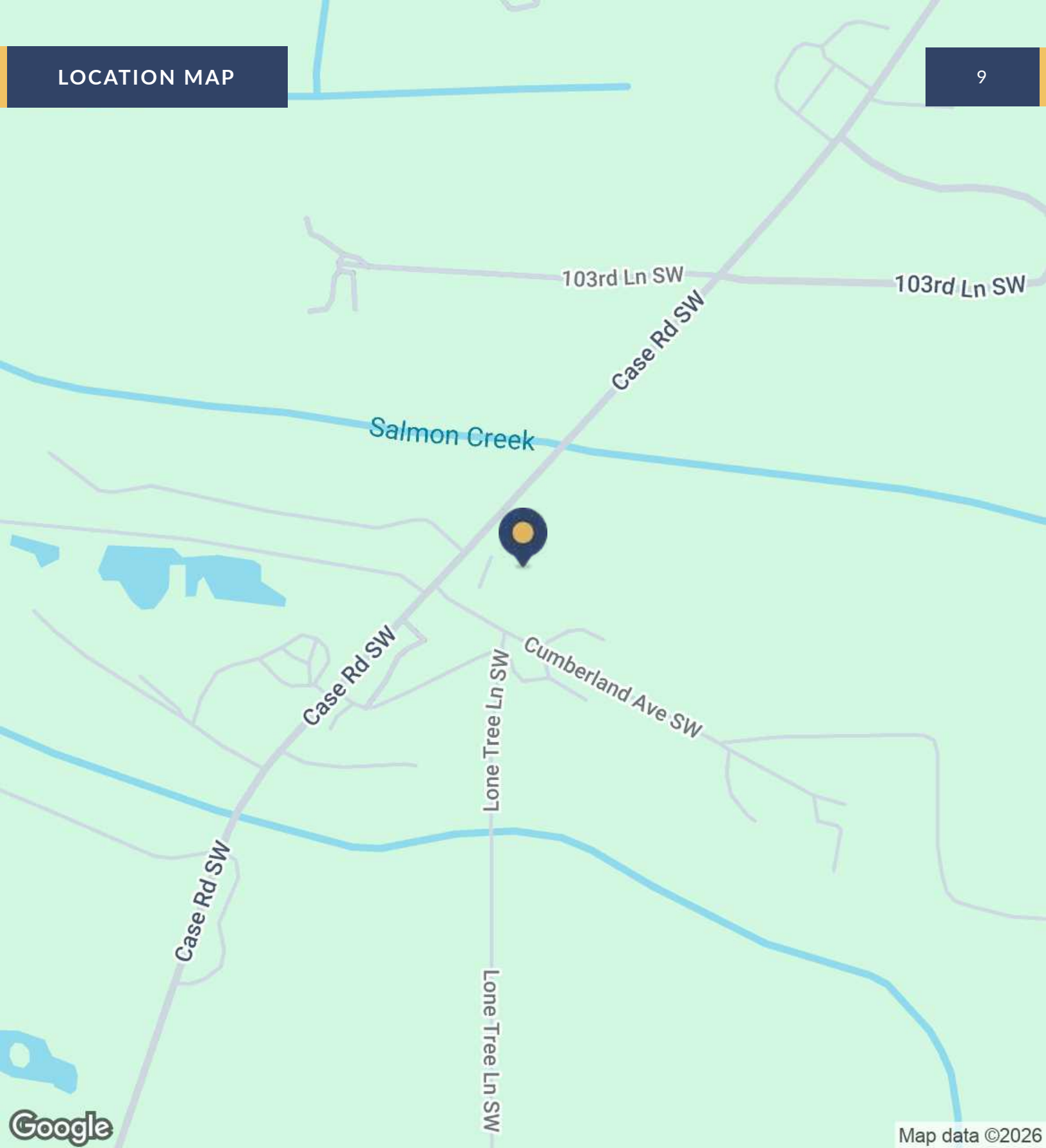
LOCATION INFORMATION



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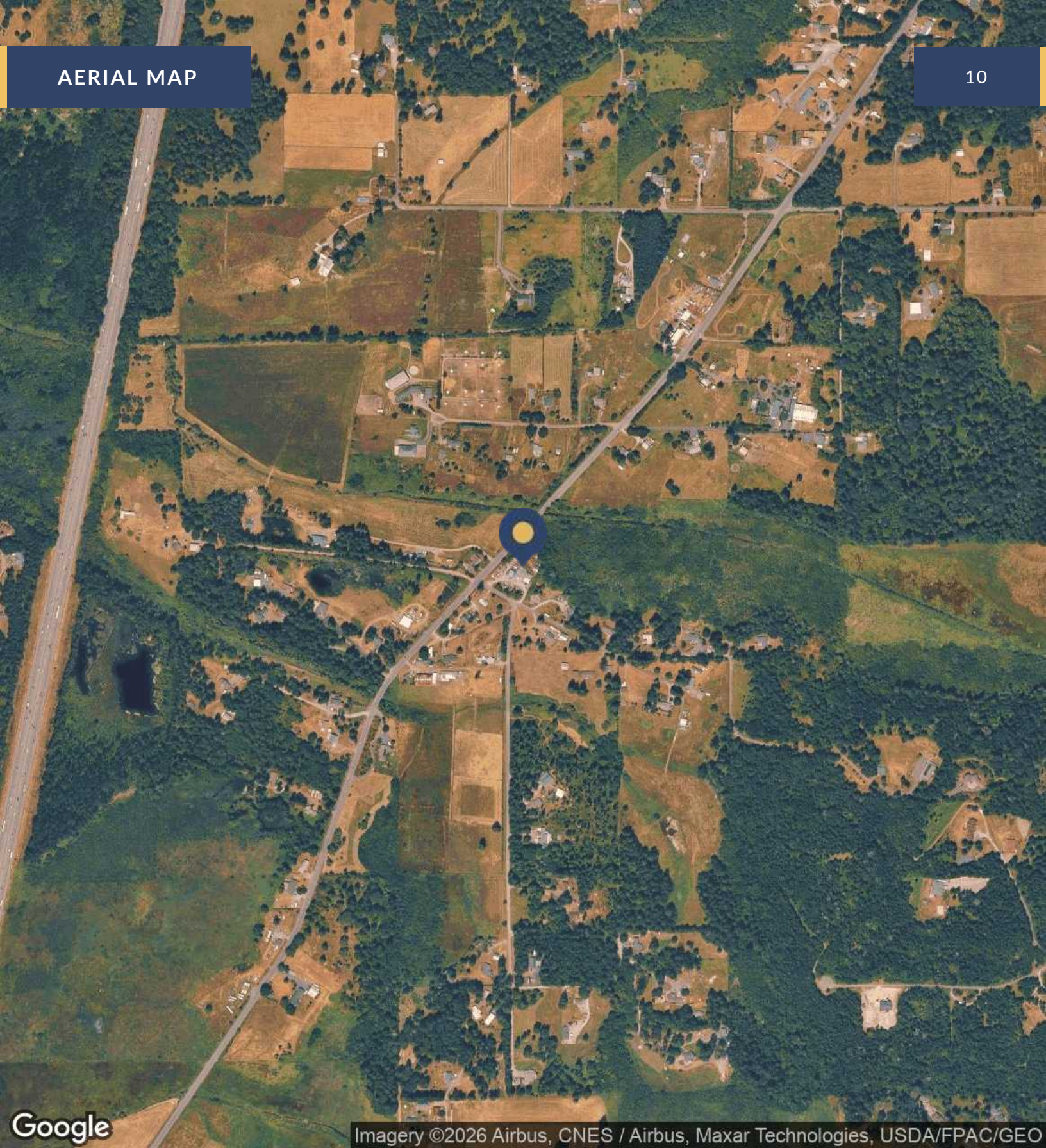




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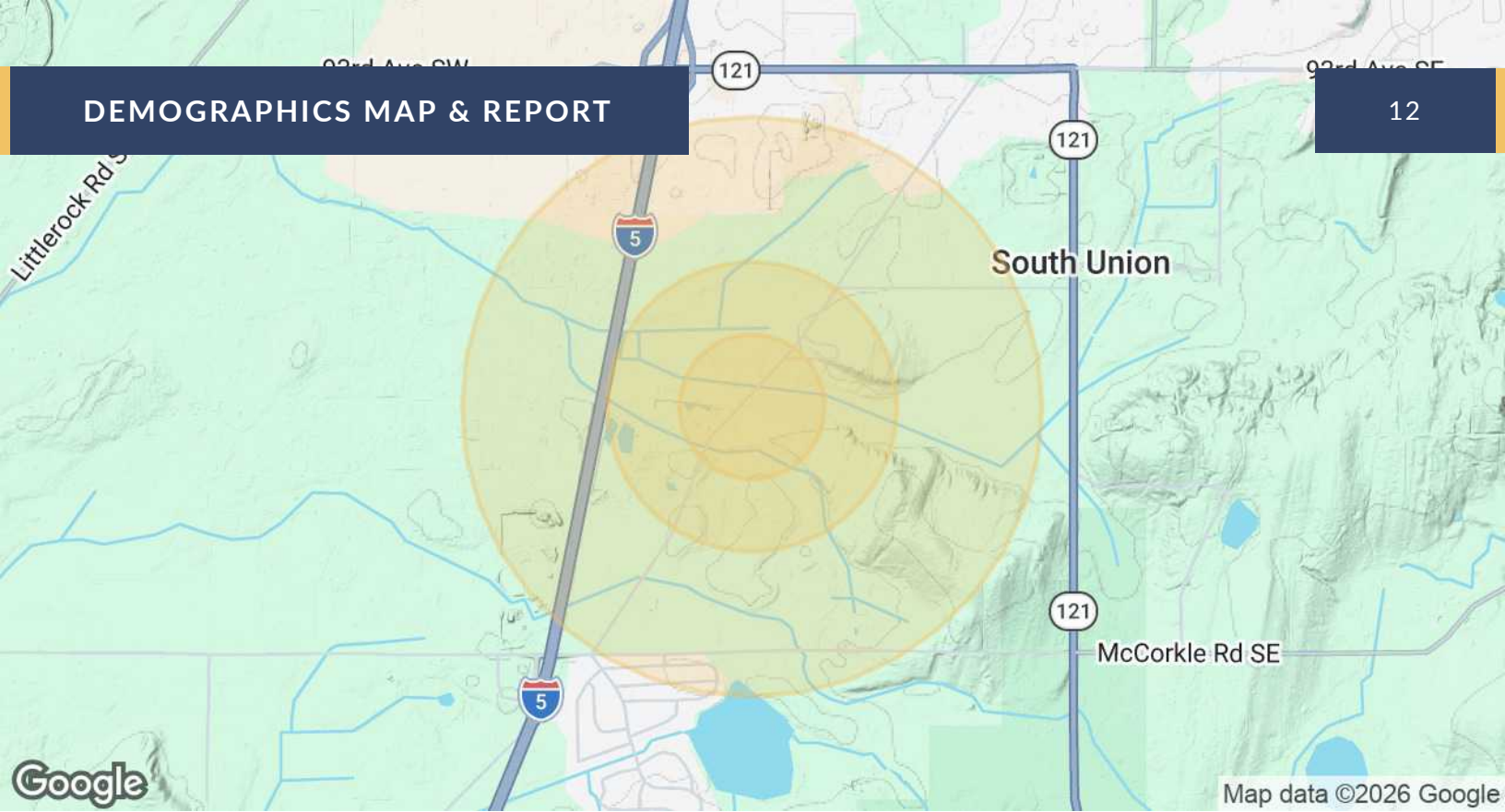
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DEMOGRAPHICS





POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	43	173	668
Average Age	43.0	42.7	42.3
Average Age (Male)	43.1	42.8	43.6
Average Age (Female)	42.8	42.5	41.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	16	65	255
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$138,097	\$135,972	\$128,507
Average House Value	\$496,841	\$471,578	\$466,901

2023 American Community Survey (ACS)

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FINANCIAL ANALYSIS



INCOME SUMMARY

INTERSTATE TRANSMISSION & AUTO REPAIR

Vacancy Cost	\$0
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GROSS INCOME	\$864,874
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EXPENSES SUMMARY

INTERSTATE TRANSMISSION & AUTO REPAIR

OPERATING EXPENSES	\$469,692
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NET OPERATING INCOME	\$267,700
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INVESTMENT OVERVIEW

INTERSTATE TRANSMISSION & AUTO REPAIR

Price	\$1,300,000
Price per SF	\$371
GRM	1.56
CAP Rate	20.59%
Cash-on-Cash Return (yr 1)	20.59%
Total Return (yr 1)	\$267,700

OPERATING DATA

INTERSTATE TRANSMISSION & AUTO REPAIR

Gross Scheduled Income	\$832,439
Other Income	\$32,435
Total Scheduled Income	\$864,874
Gross Income	\$864,874
Operating Expenses	\$469,692
Net Operating Income	\$267,700
Pre-Tax Cash Flow	\$267,700

FINANCING DATA

INTERSTATE TRANSMISSION & AUTO REPAIR

Down Payment	\$1,300,000
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ADVISOR BIOS





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WA #21032903

PROFESSIONAL BACKGROUND

Todd McAntosh has over 30 years of experience in retail sales, specializing in commercial real estate transactions. He advises clients on investment opportunities, lease negotiations, and property acquisitions, focusing on tailored solutions that maximize value and minimize risk.

With a strong understanding of market trends and financial analysis, Todd ensures precise execution of every transaction. His extensive network of industry contacts, combined with his negotiation skills, positions him as a trusted advisor for achieving exceptional results.

Before becoming a leading figure in real estate, Todd gained valuable experience in automotive sales and finance management, providing him with a comprehensive understanding of the real estate lifecycle. Prior to his current role as Designated Broker of Northfork Realty, Todd was a Managing Broker for eXp Commercial and served on the National Commercial Agent Advisory board, where he contributed to mentoring programs and industry best practices.

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WA #24013070

PROFESSIONAL BACKGROUND

Allyn Clevenger is a results-driven sales professional with a proven track record of exceeding targets and building strong client relationships. With extensive experience in retail sales.

Allyn has a reputation for combining strategic insight with a customer-focused approach, delivering solutions that drive performance.

Known for exceptional communication skills and a keen understanding of market trends, Allyn excels at identifying client needs and crafting tailored solutions that maximize value.

Allyn also contributes to nurturing high-performing sales teams and fostering a collaborative culture.

Outside of work, Allyn enjoys bringing the same energy and enthusiasm to personal pursuits as to professional endeavors.

Allyn holds multiple degrees, underscoring a commitment to continuous learning and professional growth.

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