

\$6,000,000 - 875 Wesley Street 1, Arlington

MLS® #2293299

\$6,000,000

0 Bedroom, 0.00 Bathroom,
Business/Commercial on 1.67 Acres

Arlington, Arlington, WA

Located adjacent to the Skagit Regional Health campus and Cascade Valley Hospital, the Whitehorse Medical Center is a multi-tenant medical office condo anchored by Skagit Regional Health and Western Washington Medical Group. Ideal opportunity for: 1. Value-add investment. Strong rent roll, with rental rates on occupied spaces averaging \$29.36/SF, NNN. High historical occupancy, but pricing based on current 87% occupancy, provides an investor with stable cash flow with upside. 2. Owner-occupied medical group. With only 5,152 square feet leased on a long-term lease, the property provides a new owner with the opportunity to purchase a high-quality medical building, at well below replacement cost, and occupy space as leases expire.



Built in 1991

Essential Information

MLS® #	2293299
List Price	\$6,000,000
Sale Price	\$5,775,000
Bathrooms	0.00
Acres	1.67
Year Built	1991
Type	Business/Commercial
Sub-Type	Commercial Industrial
Status	Sold

Community Information

Address	875 Wesley Street 1
Area	770 - Northwest Snohomish
Subdivision	Arlington
City	Arlington
County	Snohomish
State	WA
Zip Code	98223

Additional Information

Days on Market	282
Cumulative Days on Market	282
Days on Website	20