

FOR SALE/LEASE

TREK BUILDING

1931 & 1929 4TH AVENUE EAST OLYMPIA, WA



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2,106 SF Retail Building

1,200 SF Warehouse

3,306 SF Total

HVAC System Replaced 2024

Roof Replaced 2021

TWO UNIT DUPLEX

1,068 SF Main Floor

720 SF Second Floor

945 SF Basement (used for storage)

\$2,100,000

SALE PRICE

6.74%

CAP RATE

2026 INCOME

Residential Duplex

Unit 1: \$1,675 + \$200 for utilities

Unit 2: \$1,785 + \$300 for utilities

Trek Retail Building and Warehouse

\$118,408.92

Total Expenses (Assuming 5% Increase over 2025)

\$36,191.00

Net Operating Income

\$141,500.00

Sale Price

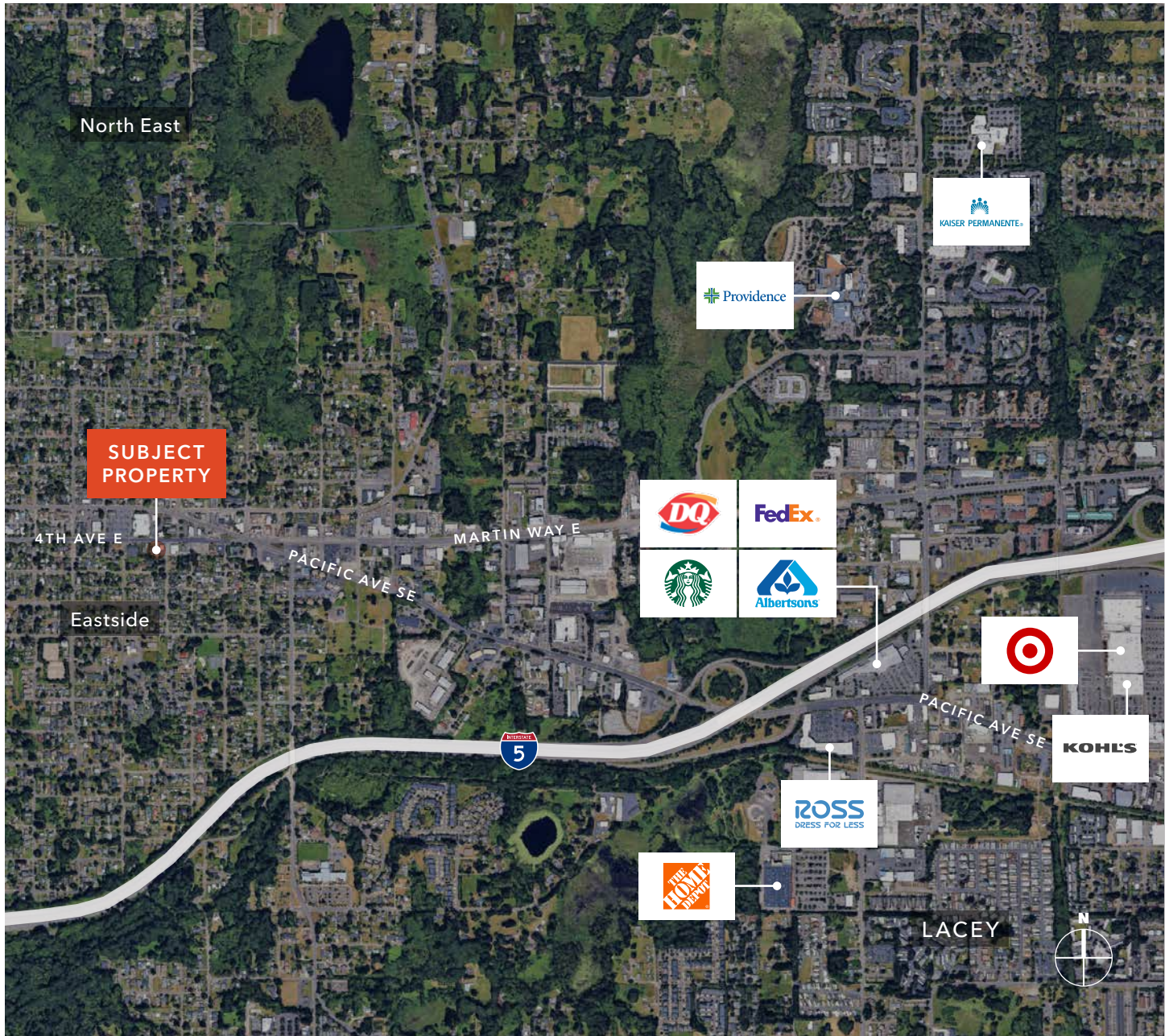
\$2,100,000.00

Capitalization Rate

6.74%

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LOCATION MAP



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