

Presented by: Jane Cooper
Equity Northwest Properties

COMM/INDUSTRIAL **Status:** ACT **5/22/2009** **8:55:45 AM**
ML#: 9039376 **Area:** 11 **List Price:** \$79,500
Address: 800 W 4th Plain BLVD
City: Vancouver **Zip:** 98660 **Zoning:** n/a
County: Clark **Map Coord:** 0/A/0 **Prop Tax/Yr:** 0
Tax ID: Not Found
Sale Inc: EQUIP, INVN **Prop Type:** BUSOP
Legal: no real estate - business only



BUILDING AND LAND INFORMATION

Yr Built: 1997 / APPROX
Parking: /
Truck Door: /
Occupancy: MO-T-MO
Features:
Equipment: SEC-SYS
Rd Surface:
Lot Dim:
Waterfront:

Present Use: FOOD-SV
Construction: OTHER
Roof: METAL
Loading:

Lot Size: 0-2,999SF
Lot SQFT:
River/Lake:

Stry/Bldg: 1/1
Ceiling Ht/Ft:
Gross SQFT: 120
Office SQFT: 0
Whse SQFT: 0
Mfg SQFT: 0
Rd Frontage:
Acres:
View:

UTILITIES

Heat: OTHER **Fuel:** ELECT **Water:** OTHER
Cool: WINDOW **Sewer:** OTHER

Volts:
Amps:

REMARKS

XSt/Dir: 4th Plain & Kaufman
Public: OPPORTUNITY KNOCKS! The opportunity you've been waiting for - a profitable drive-through espresso business in an excellent location! Turn key business, excellent employees, excellent customer base! Seller willing to train if necessary. Hurry!

BUSINESS AND LEASE INFORMATION

Doc Avail: OPR-EXP, P&L	Franchise: N	Inventory: Y	Yr Estab: 1997
Restrictions:	Business Name: Espresso Wizzard		
Actual Gross Income: \$122,000	Actual Net Income: \$39,800	Actual Oper. Expenses:	\$82,200
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	
Lease Type: MO-T-MO		Lease Amount:	\$654
Lease Expire:	Leased Equip: N	Lease Deposit:	\$0

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 SCHOOL AVAILABILITY SUBJECT TO CHANGE.