



# FOR LEASE

720 Legion Way SE, Olympia, WA

[www.rants-group.com](http://www.rants-group.com)



## Retail Sales Lot

*Ideal location for auto rental, auto sales, mobile home sale, boat sales.*

- 14,810 sq.ft. lot (118'x125')
- 357 sq.ft. retail/office bldg.
- \$2,650.00/month - NNN
- High Visibility & Traffic Location  
(Traffic Count- 17340 Vehicles/day)
- On Corner of Busy Intersection
- Car wash bay with oil water separator
- In the core of Downtown Olympia

**The Rants Group**  
724 Columbia St. NW, Suite 200  
Olympia, WA 98501

Phone (360) 943-8060  
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**Shelley Foltz**  
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# LEASE INFORMATION

## 720 Legion Way SE, Olympia

### Retail Sales Lot

For Lease



**Retail Sales Lot**  
720 Legion Way SE  
Olympia WA 98501  
Thurston County  
Cross Street: Plum

#### Building Information

Total Building SF: 357  
Net Rentable Area: 357  
Total Office SF: 357  
Year Built: 1972  
Sprinklers: No  
Construction Type: Wood  
# of Buildings: 1  
# of Floors: 1  
A/C: Yes

#### Location

Market Area: Olympia  
Building Status: Existing

#### Property Information

Tax ID #s: 78201400600  
Total Land SF: 14,810  
Acres: 0.34  
Investment: No  
Owner User: No  
Owner: Lindskog, et al

#### Space Information (Listing # 472442)

Asset Class: Retail  
Lease Type: NNN  
Status: Hold  
Availability: Available  
Date Avail: 7/1/2010  
Entire Floor: No  
Sub Lease: No  
Move In: Immediately

Days on Mkt: 3  
Rent Min: \$ 2.15 /sf  
Rent Max: \$ 2.15 /sf  
Tot Monthly Rent: \$ 2,650  
NNN Expenses:  
Avail SF: 14,810  
Divide To SF: 0

Agent: [Shelley Foltz](#)  
Email: [shelley@rants-group.com](mailto:shelley@rants-group.com)  
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Phone: (360) 943-8060  
Company: Rants Group, The  
Last Modified: 5/14/2010  
LOC: 3%  
LOC Excl: No

#### Listing Broker Comments:

Retail Sales Lot on the corner of Legion Way & Plum Street in downtown Olympia. Excellent visibility and traffic. Ideal location for auto rental, auto sales, mobile home sales, boat sales. Lot is approximately 118' x 125'. 357 sf building has small reception/sales counter area, plus business office & restroom. Vehicle washing area with oil separator on site. NNN - tenant pays water, sewer, gas, electricity, interior maintenance and yard maintenance & reimburses Landlord for real estate taxes (\$5,605.00 per year). Asking rent is based on total lot square footage

#### Public (Internet) Comments: Retail Sales Lot - Downtown Olympia

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#### Search Tags:

Car Lot

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