



RE/MAX OF KETCHIKAN

413-415 Dock St.

\$459,000



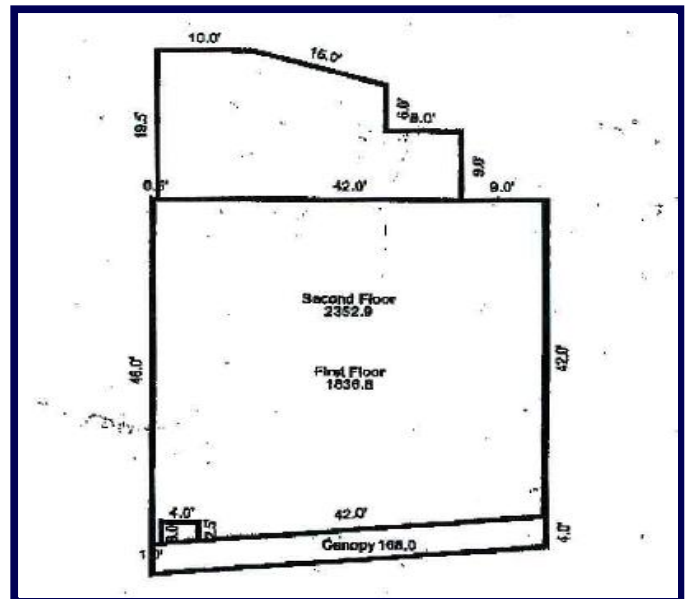
Price Reduced This building is currently leased by Subway Restaurant and has potential for apartments on the second floor. Located in downtown Ketchikan with easy access to the waterfront and all downtown activities. Call Re/Max for additional details.

Name	Case, Karen	Lot Size	2,916	Sq.Ft.
Assessed	\$330,600	Heat		
Zoning	CC	Foundation		
Taxes	\$4,265	Roof	Comp Shingle	
Fuel Cost		per month	Age	1910

Square Footage Approximately 4,000 with potential for apartments upstairs, separate entry.

Amenities Excellent location in downtown Ketchikan.

Rental Information Subway has a 20 yr renewal lease in place. \$2,000 per month triple net. With a cap rate of 8% this supports a value of \$300,000 but a buyer could add 2 apts upstairs for addl income.



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