



FOR SALE

Fully Renovated
Investment Property

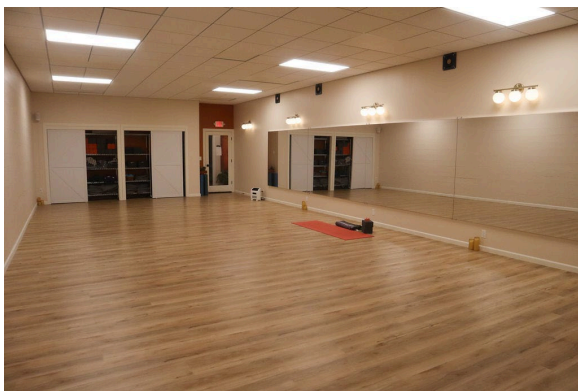
1152 Commerce Ave.
Longview, WA 98632

\$649,900



Todd Wade
Broker/Owner
O. 360.501.5500
todd@woodfordcre.com

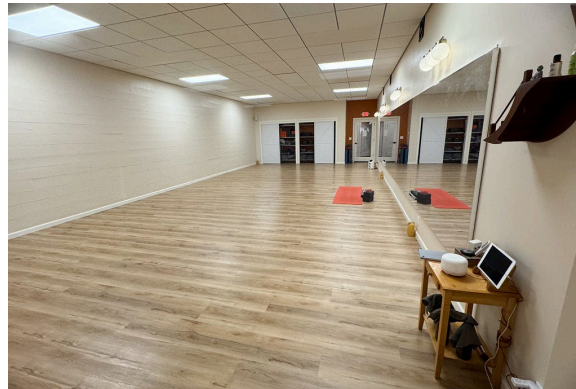
www.woodfordcre.com

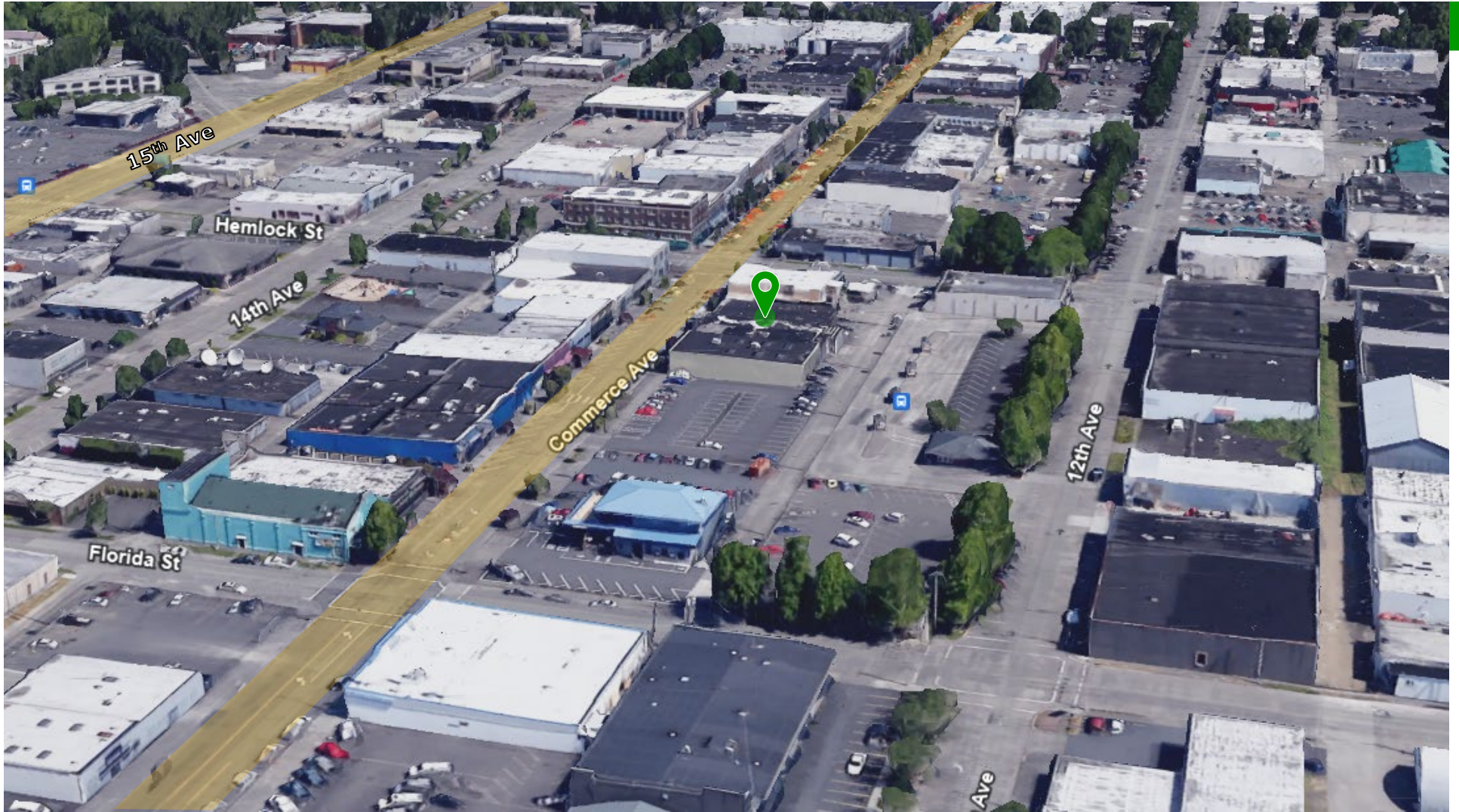


ABOUT THE PROPERTY

Ideally located investment property in the heart of Longview's downtown core. This building is 5,600 SF that sits on a 6,000 SF lot. This building is highly visible with recent completion of exterior paint and Natural Cedar Siding. Major remodel in 2023 with updated tenant improvements and long-term leases. New roof, New HVAC, New lighting and electrical, so call today to reserve a private tour of this excellent investment property.

	Address	1152 Commerce Ave, Longview WA 98632
	Offering Price	\$649,900
	Price Per SF	\$115.89
	Lease Rate	\$3,600/Month + NNN 6.5% CAP
	Total Land Area	6,000 SF
	Building Size	5,600 SF
	Building Info	Built 1931, New Roof, New HVAC ,Updated Exterior & Major Tenant Renovations 2023
	Parcel	01593
	Zoning	DC – Downtown Core











Woodford

Commercial Real Estate

 woodfordcre.com

 todd@woodfordcre.com

 (P) 360.501.5500

 208 Vine St., Kelso, WA

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.