

Exclusively Offering



\$899,000

108 W Main Street—Kelso, WA 98626

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Overview and Information

Property Demographics:

PRICE:	\$899,000
LOT SF:	Approximately 36,711 SF
Building Size:	Approximately 14,767 SF Buildings are of little value.
Zoned:	CWK-Commercial West Kelso City of Kelso
POPULATION:	49,195 - 3 Mile 66,290 - 5 Mile
HOUSEHOLD:	19,780 - 3 Mile 26,193 - 5 Mile
AVE. INCOME:	\$55,593 - 3 Mile \$58,047 - 5 Mile



Property Features:

This property is situated in a strong growth area. This property has approximately 36,000 SF + of high traffic on two streets. Traffic counts combined are approximately 35,000 VPD. Portions of the buildings on site are usable. This would make a great location for a national retailer and/or fast food. There might be an opportunity to have two small retailers on this site as there are multiple tax parcels included with the sale. This location would also support a mixed used development with either offices or apartments on the upper levels. Call today to set up your tour.

