



NOW AVAILABLE FOR SALE!

\$999,995

108 West Main St., Kelso, WA 98626

The property is situated within a strong growth area of one of the region's most highly traveled trade areas connecting Kelso & Longview. The W Main/Caitlin Street realignment has been completed and now boasts over 35,000VPD Approx. with the multiple tax parcels for ground lease, build to suit, and/or sale the developer is open to negotiations on delivery transfiguration. With flexible zoning, many uses are permitted. Call today for additional information or to schedule your site tour.

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208 Vine St., Kelso, WA 98626



PROPERTY OVERVIEW

108 West Main St.
Kelso, WA 98626

SALE PRICE:	\$999,995
BUILD TO SUIT:	To Be Determined Based On How Space Is Delivered
GROUND LEASE:	To Be Determined Based On How Land Is Delivered
TAX ID:	22613, 22614, 22615, 22616, 22624, 22625, 22626
LAND SIZE:	Approximately 36,711 SF
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
VPD:	Approximately 35,000 Vehicles per day with cross streets



PROPERTY PHOTOS

108 West Main St.
Kelso, WA 98626



DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

