



**NOW AVAILABLE FOR SALE!**

**108 West Main Street  
Kelso, WA 98626  
\$999,995**

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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# PROPERTY OVERVIEW

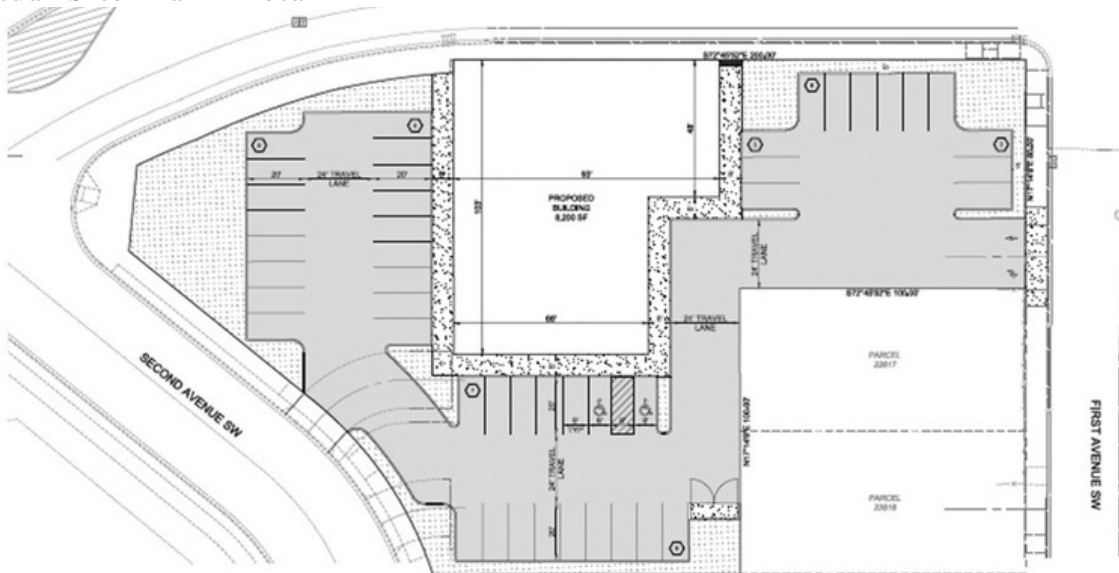
|                |                                                          |
|----------------|----------------------------------------------------------|
| SALE PRICE:    | \$999,995                                                |
| BUILD TO SUIT: | To Be Determined Based On How Space Is Delivered         |
| 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 |



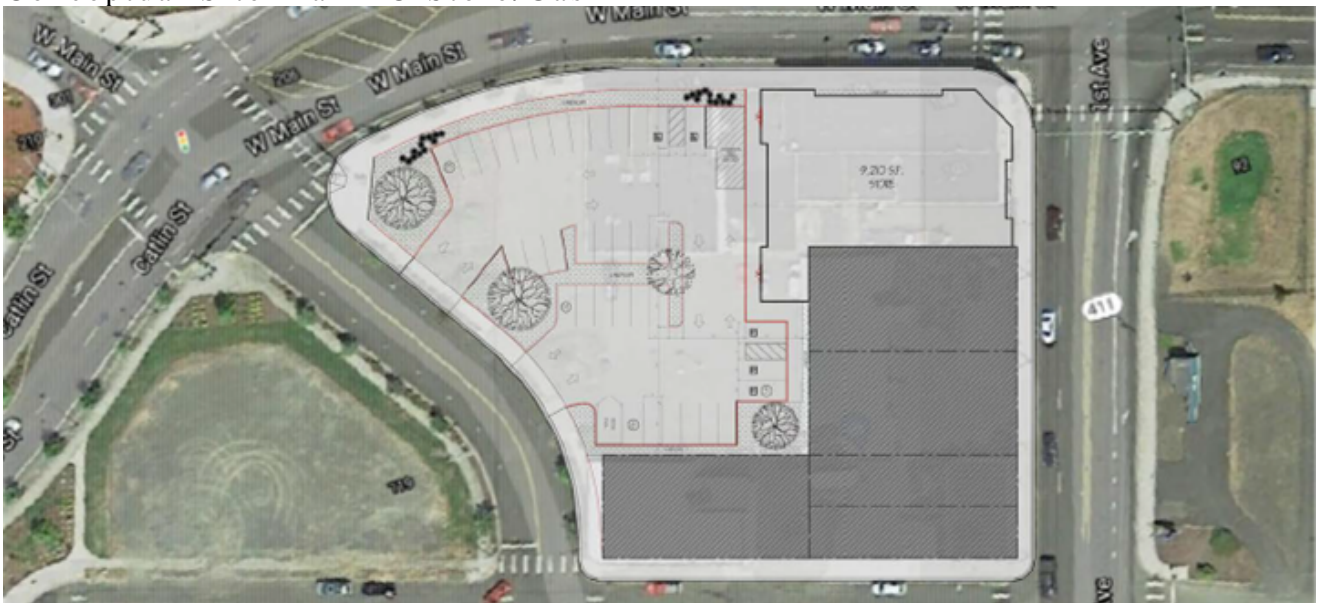


# SITE PLANS

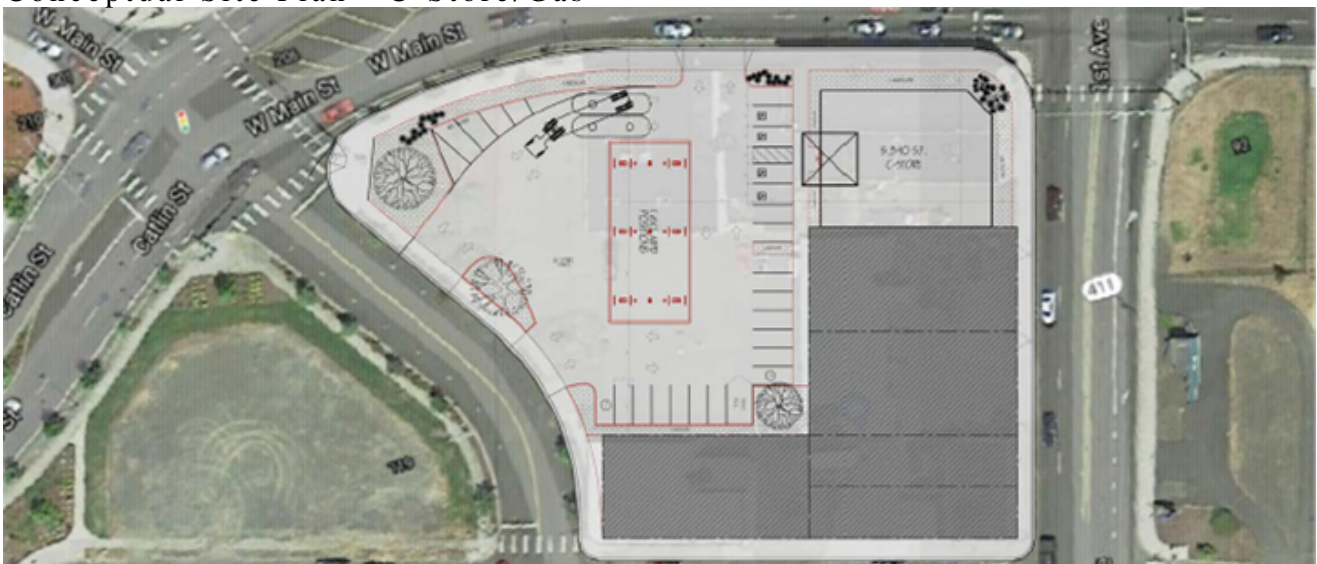
Conceptual Site Plan - Retail



Conceptual Site Plan - C-Store/Gas



Conceptual Site Plan - C-Store/Gas





# PROPERTY PHOTOS



**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.

