

# FOR SALE

# XXX WALNUT—KELSO, WA

## PROPERTY DEMOGRAPHICS

**Price:** \$299,000

**Lot Size:** Approx. 70,000 +/- SF

## INVESTMENT HIGHLIGHT!

Fantastic opportunity with this approx. 70,000 SF of flat multifamily land. Zoning (RMF) allows for up to 32.3 units per acre and is zoned for up to 50+ units. Currently priced at under \$6,000 per door. Property can be sold in up to 6 tax parcels. Seller willing to also sell smaller amounts of land. Sewer currently runs to the middle of the property and the other utilities are in Walnut and/or Willow Street. Owner open to creative solutions. Call for additional details.



**For Further Information  
Please Contact**

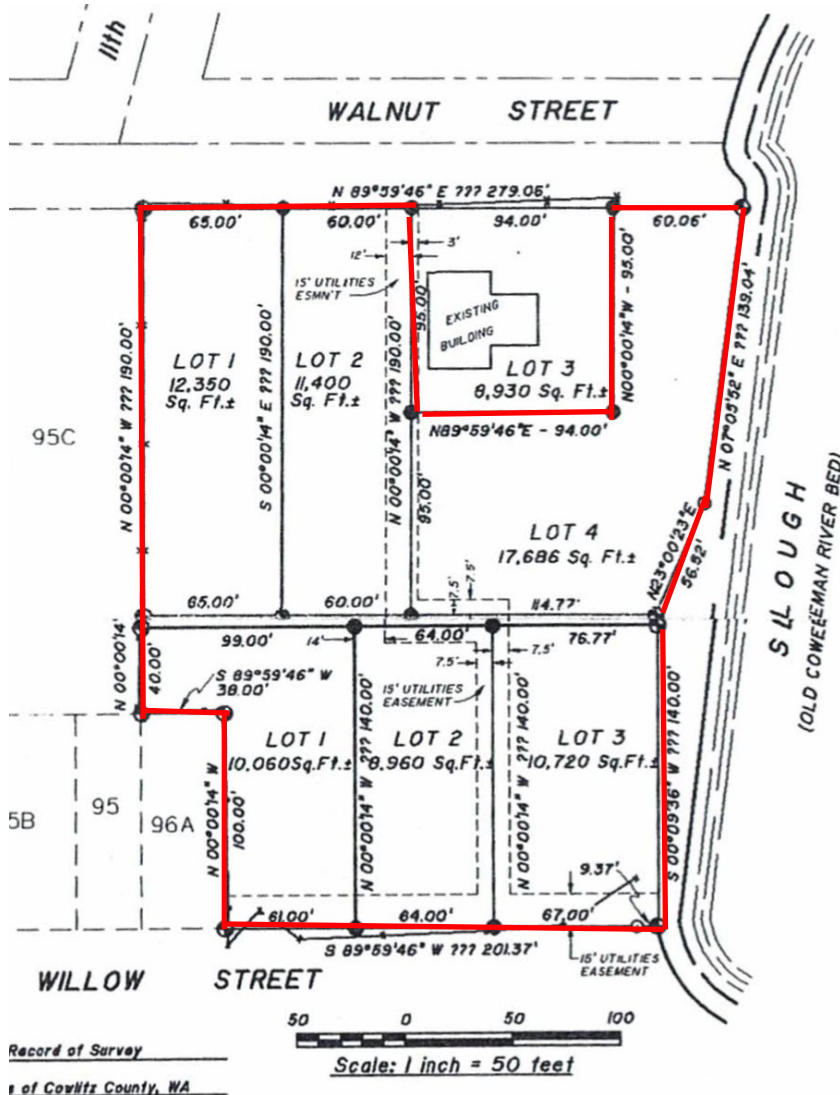
**CHRIS ROEWE | Broker**  
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