

FOR SALE

708 Washington Way
Longview, WA 98632

PROPERTY DEMOGRAPHICS

PRICE: \$495,000
BUILDING SIZE: 2,496 SF +/-
LOT SIZE: 10,829 SF +/-
TRAFFIC: 55,000 +/- VPD
TAX ID: 09531

PROPERTY FEATURES

LOCATION LOCATION LOCATION with this project property in one of the intersections in town with approx. 55,000 vehicles per day. This building is approx. 2,496 SF that is broken into two units of approx. the same size. Plans show 11 parking spaces onsite and sits on approx. 10,829 SF of land. New roof is completed, windows are on site, bathrooms are mostly roughed in, and waiting for your finishing visions to bring this income producing property to life. Zoning allows for multiple uses. Property has known environmental contamination and is priced for buyer to remedy. Cash only sale. Call today for additional information.



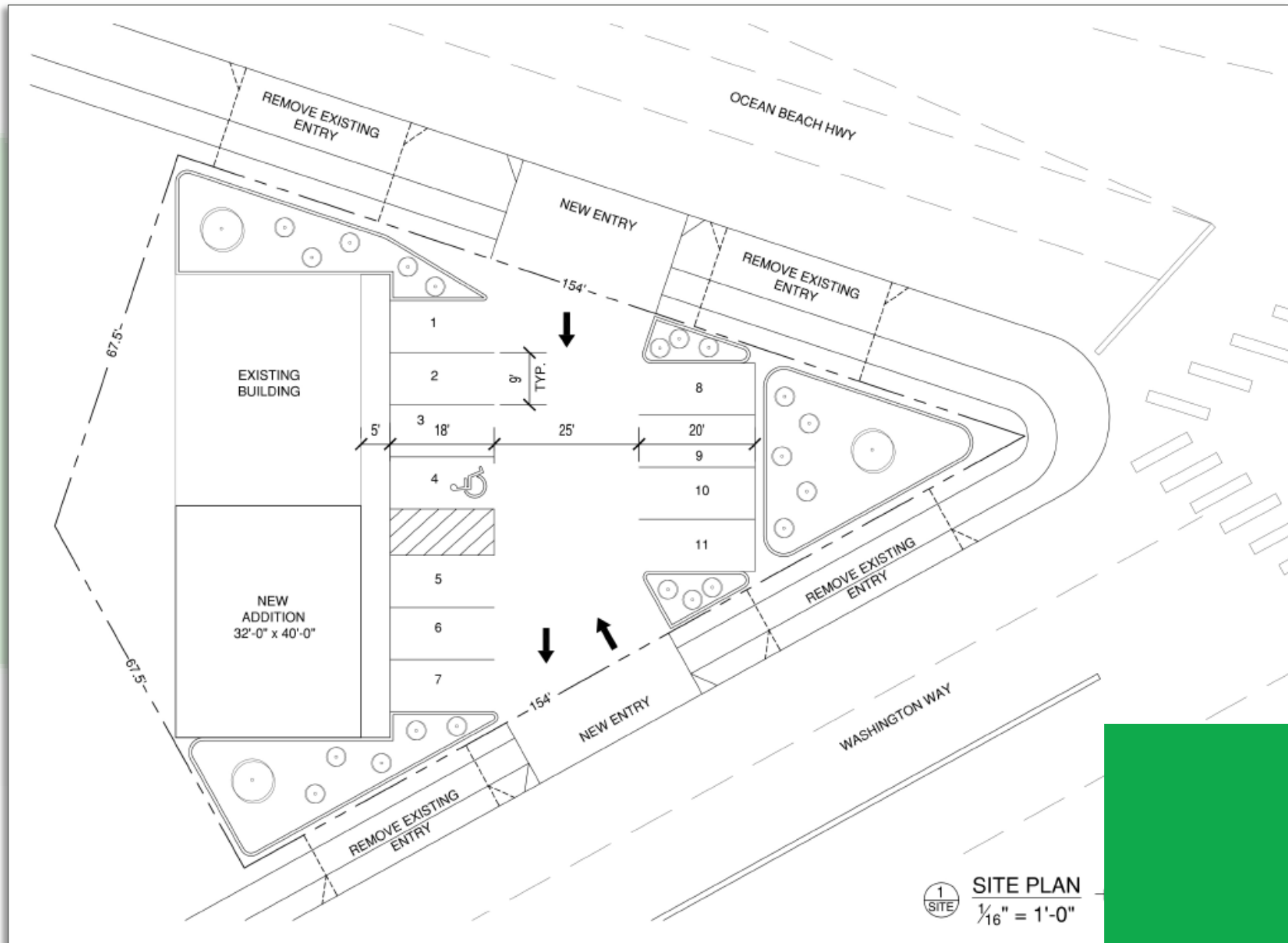
**For Further Information
Please Contact**
Chris Roewe—
Partner/ Broker
chrisroewe@hotmail.com
208 Vine St
KELSO WA 98626

P 360.501.5500 ■ F 360.501.6051
www.woodfordcre.com

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.

SITE PLAN

708 Washington Way
Longview, WA 98632



AERIAL

708 Washington Way
Longview, WA 98632

