



FOR SALE
\$1,150,000

1000 S 13th Ave

KELSO, WA



1,869 SF on 0.46 acres with drive-thru

EVAN PARKER
Kidder Mathews
360.705.0174
evan.parker@kidder.com

AMY EVANS, JD
Kidder Mathews
360.705.1337
amy.evans@kidder.com

CHRIS ROEWE
Woodford Commercial
360.501.5500
chris.roewe@hotmail.com

**Kidder
Mathews**

Woodford
Commercial Real Estate

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

FOR SALE

1000 S 13th Ave

KELSO, WA



\$1,150,000

DRIVE THRU 2 lanes

AVAILABLE 1,869 SF bank branch

LAND SIZE 20,038 SF (0.46 acres)

YEAR BUILT 1997

PARKING 18 stalls

ZONING Commercial

MONUMENT signage

BANK OFFICES closing October 31, 2021

ADJACENT to Dairy Queen

NEARBY shopping mall corner lot

PRIME QSR site

NO financial institution for 3 years

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,010	40,092	66,768
Average HH Income	\$51,682	\$67,061	\$70,403
Total Employees	3,533	27,111	31,843

EVAN PARKER
Kidder Mathews
360.705.0174
evan.parker@kidder.com

AMY EVANS, JD
Kidder Mathews
360.705.1337
amy.evans@kidder.com

CHRIS ROEWE
Woodford Commercial
360.501.5500
chris.roewe@hotmail.com

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

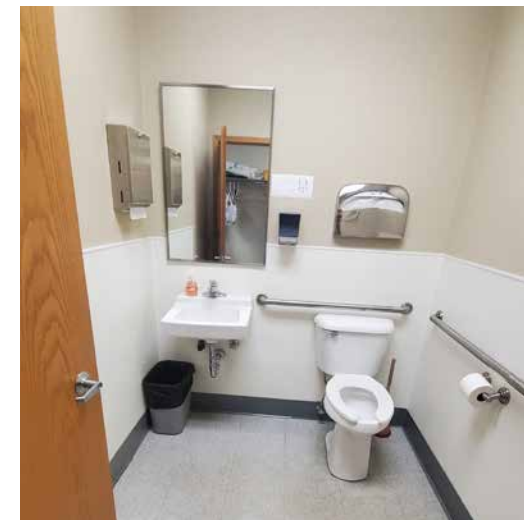
Woodford
Commercial Real Estate

km Kidder
Mathews

FOR SALE

1000 S 13th Ave

KELSO, WA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

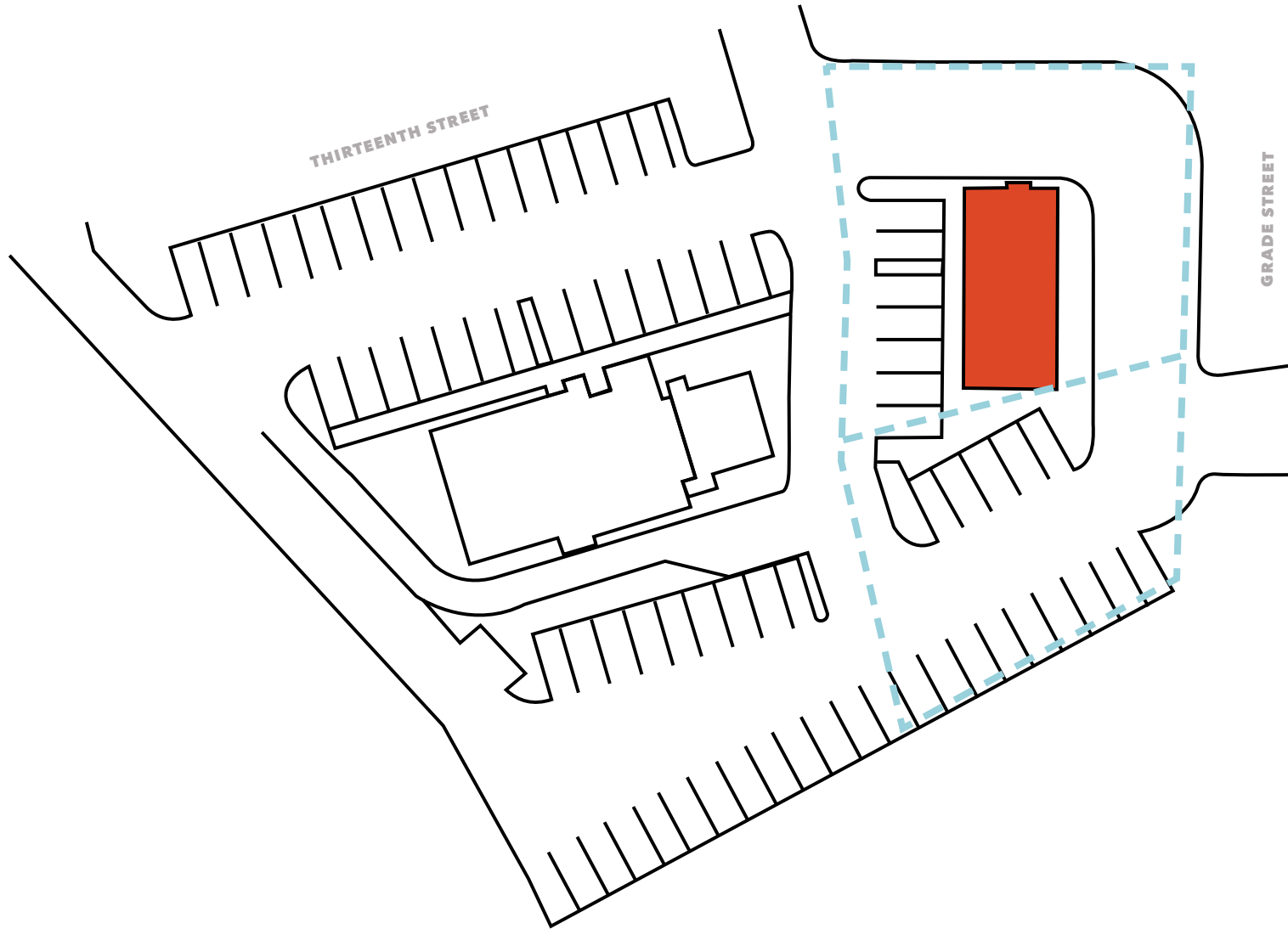
Woodford
Commercial Real Estate

km Kidder
Mathews

FOR SALE

1000 S 13th Ave

KELSO, WA



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

 **Kidder
Mathews**