

FOR SALE

214 S Tower Avenue Centralia, WA 98531 \$299,000

Unique opportunity to maximize this building's potential with your vision and fresh ideas. This building features approx. 5,640 SF of mostly open space with tall ceilings, large storefront windows with lots of natural light, multiple large offices, and much more. An approx. 1,000 SF of additional warehouse space is ground leased through BNSF that is fully finished with a large grade door. Zoning allows for multiple uses. Call today for more information or to schedule your private tour.

PRICE: \$299,000 | BUILDING SF: 5,640 | LOT SIZE: 5,663 | TAX PARCEL: 000097000000

Chris Roewe | Partner/Broker C. 360.556.5101 chrisroewe@hotmail.com

O. 360.501.5500 www.woodfordcre.com 208 Vine St., Kelso WA 98626

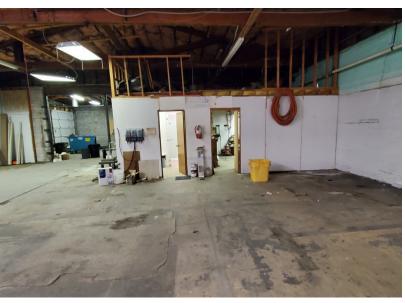


PROPERTY PHOTOS











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.

