



FOR SALE

314 Academy Street,
Kelso, WA 98626

\$498,000



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

Lindsay Johnson
Licensed Assistant
360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



ABOUT THE PROPERTY

Great value in this ideally located building in the heart of downtown Kelso that is close to all amenities is now available. This 8,000 SF building boasts good visibility, great signage opportunities, large storefront windows, and is spread over two floors. The ground-floor space is approx. 4,000 SF of large open work area, two offices or private meeting/conference rooms, a kitchen, and plenty of natural light. The basement level is approx. 4,000 SF that has offices roughly framed in but needs your personal touches and fresh ideas to complete the project. Call today for your private tour.

DOWNSTAIRS



DOWNSTAIRS



Address

314 Academy Street, Kelso, WA 98626



Offering Price

\$498,000



Price Per SF

\$68.75



Total Land Area

5,000 SF



Building Size

8,000 SF



Building Info

Flat Roof, Cement/Concrete Exterior



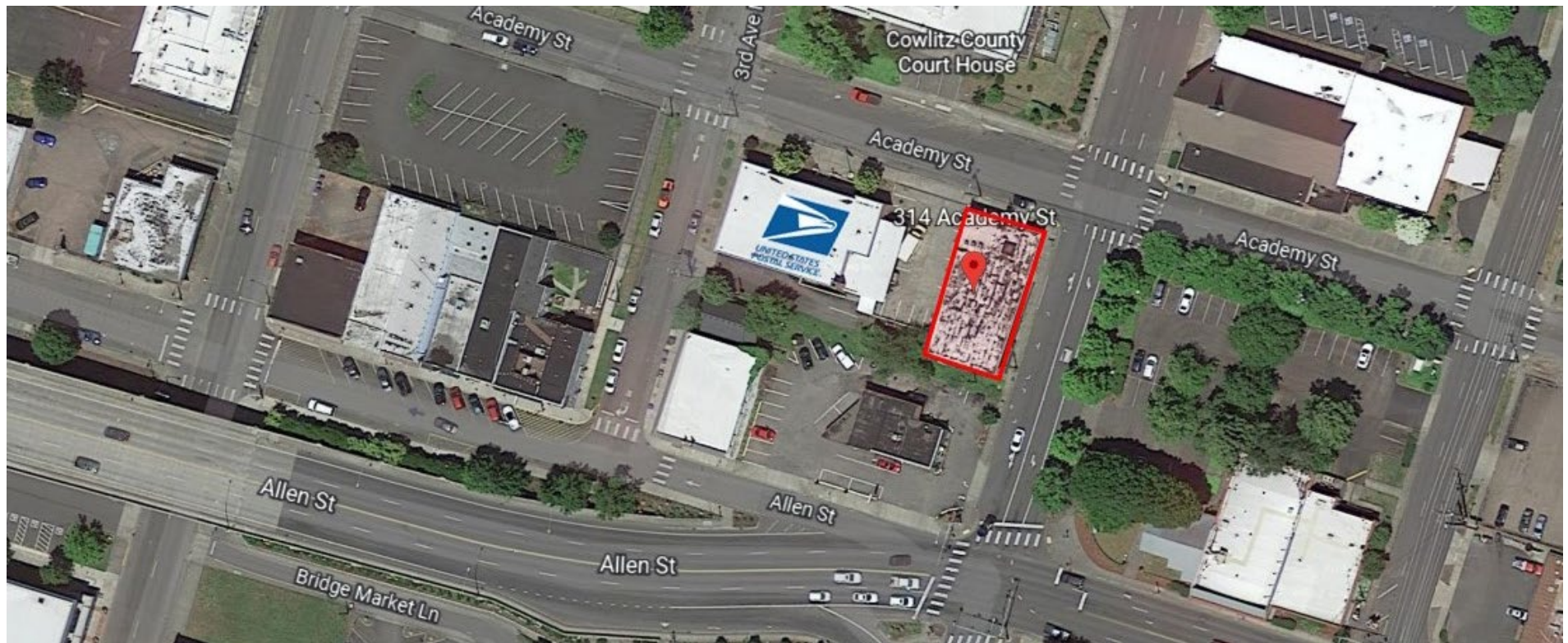
Parcel

20121



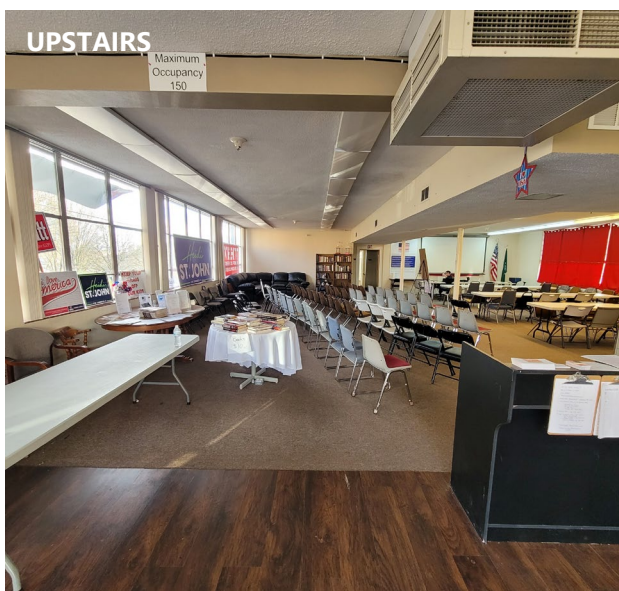
Zoning

GC – General Commercial



UPSTAIRS

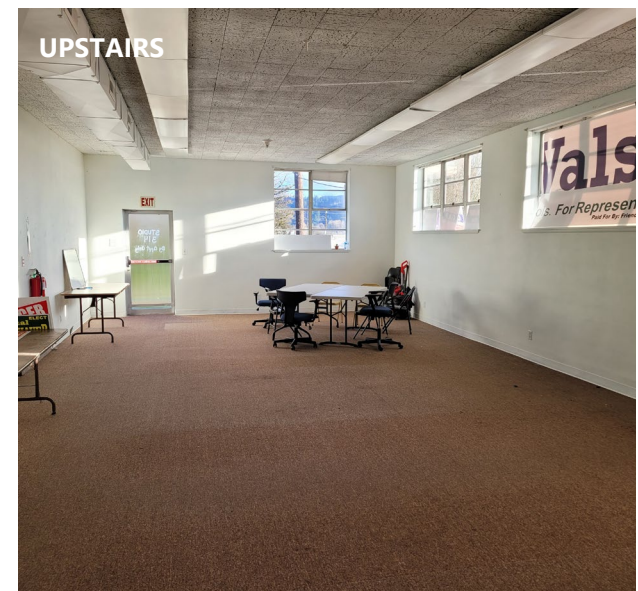
Maximum
Occupancy
150



UPSTAIRS



UPSTAIRS





woodfordcre.com



chrisroewe@hotmail.com



(P)360.501.5500



208 Vine St., Kelso, WA

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.