



FOR SALE

**114 1st Avenue
Kelso, WA 98626
\$699,000**

Highly visible, hard corner with drive-through restaurant now available. This property features an approx. 1,628 SF restaurant with a drive-thru that sits on approx. 24,000 SF +/- of land. Great opportunity to potentially add on another income drive-through building at this busy intersection. The W Main/Catlin realignment has an approx. combined traffic count of 30,000 +/- VPD. The adjacent building and land can be available. Current tenant is on a month-to-month lease. There is a lot of potential and options with this development land and drive-through restaurant building being sold together. Buyer to verify all to their satisfaction. Call today for additional information.

Building SF: 1,628 | Lot Size: .55 Acres | Tax Parcels: 20903 & 20904

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PROPERTY PHOTOS



DISCLAIMER

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