

# FOR SALE

114 1st Ave NW  
Kelso, WA 98626

## PROPERTY INFORMATION

|                |                                |
|----------------|--------------------------------|
| Price:         | \$699,000                      |
| Building Size: | 1,628 SF +/-                   |
| Lot Size:      | 24,000 SF +/-   0.55 Acres +/- |
| Tax ID:        | 20903 & 20904                  |

## PROPERTY FEATURES

Highly visible, hard corner with drive through restaurant now available. This property features an approx. 1,628 SF restaurant with a drive through 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 build-ing being sold together. Buyer to verify all to their satisfac-tion. Call today for additional information.



For Further Information  
Please Contact  
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# AERIAL

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# PHOTOS

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