



FOR SALE

**206 1st Avenue
Kelso, WA 98626
\$500,000**

River view, mixed-use, two-story building on a highly traveled highway now available. This approx. 2,365 SF building sits on two parcels that total approx. 10,000 SF of land. The ground floor commercial space boasts 1,100 SF with lots of natural light plus 370 SF of storage. The second floor apartment is two bedroom one bath spread over approx. 885 SF plus 645 SF +/- wrap-around deck. Both units have been updated nicely. Rents are well below market and provide for significant upside. This property is also a prime candidate for a live/work opportunity. Adjacent land and building can also be available. Call today for more information.

Building SF: 2,365 | Lot Size: 9,900 | Tax Parcels: 20864 & 20863

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PROPERTY PHOTOS



DISCLAIMER

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