

# FOR SALE

206 1st Ave NW  
Kelso, WA 98626

## PROPERTY INFORMATION

Price:	\$500,000
Building Size:	2,365 SF +/-
Lot Size:	9,900 SF +/-
Tax ID:	20864 & 20863

## PROPERTY FEATURES

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 up-side. 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.



For Further Information  
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# AERIAL

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# PHOTOS

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