

# FOR SALE

811 11th Avenue  
Longview, WA 98632

## PROPERTY INFORMATION

|                |                           |
|----------------|---------------------------|
| Price:         | \$399,000                 |
| Building Size: | 5,998 SF +/-              |
| Lot Size:      | 15,350 SF +/-             |
| Tax ID:        | 08756, 0875701, & 0875508 |

## PROPERTY FEATURES

Great value in this fully leased office building with great upside potential. This building features about 6,000 SF +/- over two floors, has an abundance of parking, good signage and visibility, and multiple entrances, last updated in approx. 2015, a roof replacement is needed and has upside in future rents. Currently leased on a month-to-month basis to a long-term tenant that would like to remain in place. Lots of potential here waiting for someone to make it happen. Adjacent property also for sale. Call today to inquire about this property.



For Further Information  
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# PHOTOS

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