

Woodford

Commercial Real Estate

EXCLUSIVELY OFFERING



PROPERTY OVERVIEW

Exclusive opportunity to own commercial investment/development riverfront property along the Cowlitz River located in Kelso, Washington. This package contains approx. 49,000+/- SF of land spanning seven parcels. The sale includes a restaurant with a drive-through, a three-bay warehouse, a mixed-used two-story building, and four vacant parcels to develop. Develop this land with another drive-through, storage, mixed-use, etc. as the zoning allows for multiple uses. The price is improved to \$1,600,000 for this rare package of properties. This opportunity awaits your vision. Call today for more details.

The package includes four options that can be purchased separately:

- OPTION 1 114 1st Avenue | Restaurant with drive-thru and adjoining land.
- OPTION 2 118 1st Avenue | Warehouse boasting SF and adjoining land.
- OPTION 3 206 1st Avenue | multi-use two story building, and adjoining land.
- OPTION 4 All or Part of this Package.

HIGHLIGHTS



AVAILABLE:
For Sale



PRICE:
\$1,600,000



SIZE:
49,000+/- SF | 1.12Acres



TRAFFIC COUNTS:
W Main St | 25,000 VPD
1st Avenue | 10,000 VPD



ZONED:
General Commercial
City of Kelso



CHRIS ROEWE | BROKER/PARTNER

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HIGHLIGHTS



LOCATION:
114 1st Ave NW
Kelso WA 98626



SIZE:
Restaurant | 1,628 SF
Land | 24,000 SF



LEASE DATE:
Long-Term Tenant |
Month to Month



LEASE TYPE:
Single Tenant NNN



YEAR BUILT:
1985



PARCEL:
20903 & 20904



HIGHLIGHTS



LOCATION:
118 1st Ave NW
Kelso WA 98632



SIZE:
Warehouse | 4,000 SF
Land | 10,000 SF



LEASE DATE:
Leased



LEASE TYPE:
Storage Rental
Agreement



YEAR BUILT:
1948



PARCEL:
20902 & 20866



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208 Vine St., Kelso, WA



HIGHLIGHTS



LOCATION:
206 1st Ave NW
Kelso WA 98626



SIZE:
2-Story | 2,365 SF
Land | 9,900 SF



LEASE DATE:
Apartment:
Ground:



LEASE TYPE:
Multi Tenant NNN



YEAR BUILT:
1948



PARCEL:
20864 & 20863



The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

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HIGHLIGHTS



LOCATION:
206 1st Ave NW
Kelso WA 98626



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2-Story | 2,365 SF
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