



FOR SALE

1146 Vandercook Way Longview WA 98632 **\$489,000**

Opportunity knocks with this freshly updated single-level office building in the heart of Longview's trade area. This light and bright building features approx. 3,554 SF spread over a reception and waiting area, 6 good-sized offices, two ADA restrooms, two large open work areas, a kitchenette/breakroom, a pull through garage with two grade doors (one double car and one single car), plenty of storage, and much more. This location boasts good visibility, private off-street parking in the front and rear of the building, good signage opportunities, and is located near all amenities. Multiple uses allowed within zoning. Call today for additional information or to schedule your private tour.

PRICE: \$489,000 | BUILDING SF: 3,554 | LOT SIZE: 5,998 | TAX PARCEL: 00391

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PROPERTY PHOTOS



DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

