



FOR SALE

**1610 15th Avenue
Longview, WA 98621
\$1,600,000**

Rare opportunity with this prime location adjacent to the local community college, high school, Triangle Shopping Center, and in the main local trade area. This site is approx. 30,000 SF with a 5,922 Sf building with a drive through in place. Current building can be configured into multiple suites, or use the current layout for your vision. This site could be redeveloped with up to two drive through buildings. Traffic counts are approx. 20,000 VPD + the zoning allows for multiple uses. Call today to schedule your private tour.

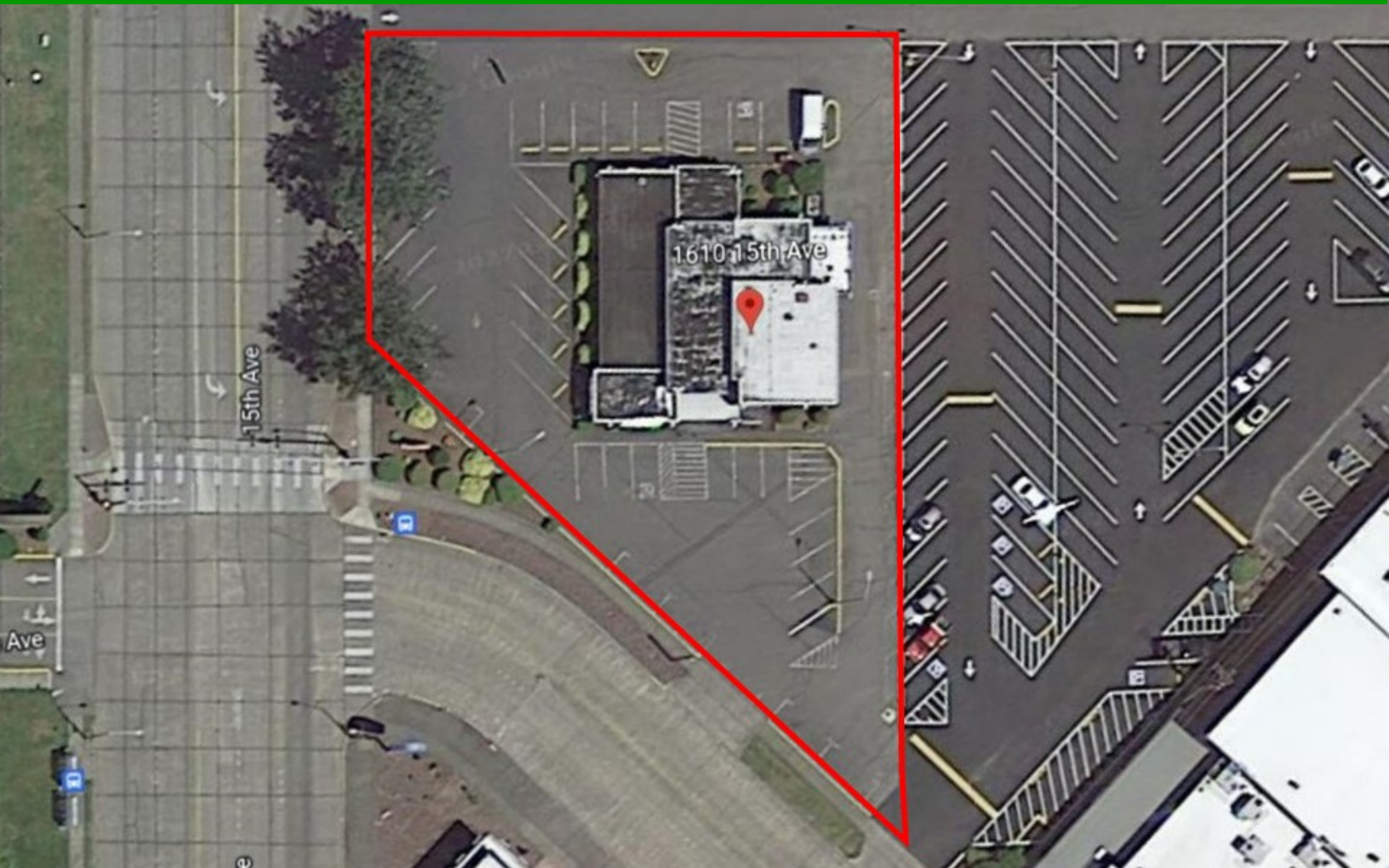
BUILDING SF: 5,922 | LOT SIZE: 30,000 | TAX PARCEL: 0-94761001

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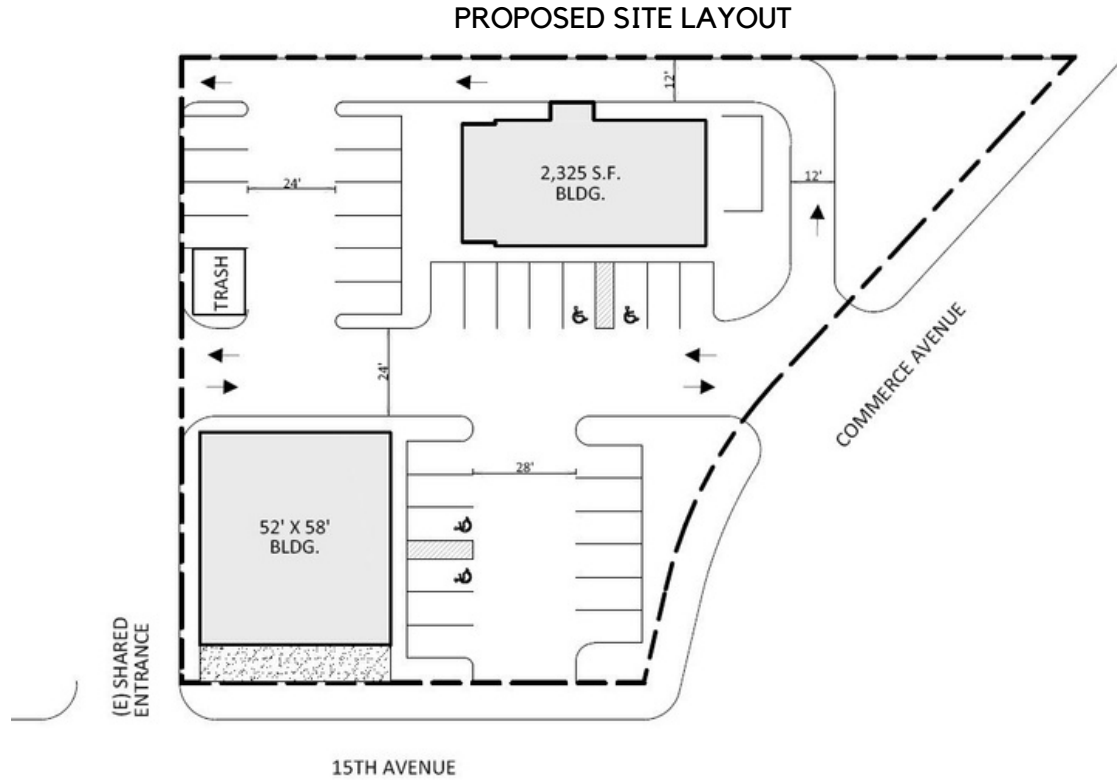
Lindsay Johnson | Licensed Assistant
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AERIAL VIEW



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.

