



FOR SALE

1000 12th Avenue
Longview, WA 98632

\$1,099,000








Chris Roewe
Partner/Broker
C. 360.556.5101
info@woodfordcre.com

Lindsay Johnson
Licensed Assistant
360.501.5500
www.woodfordcre.com

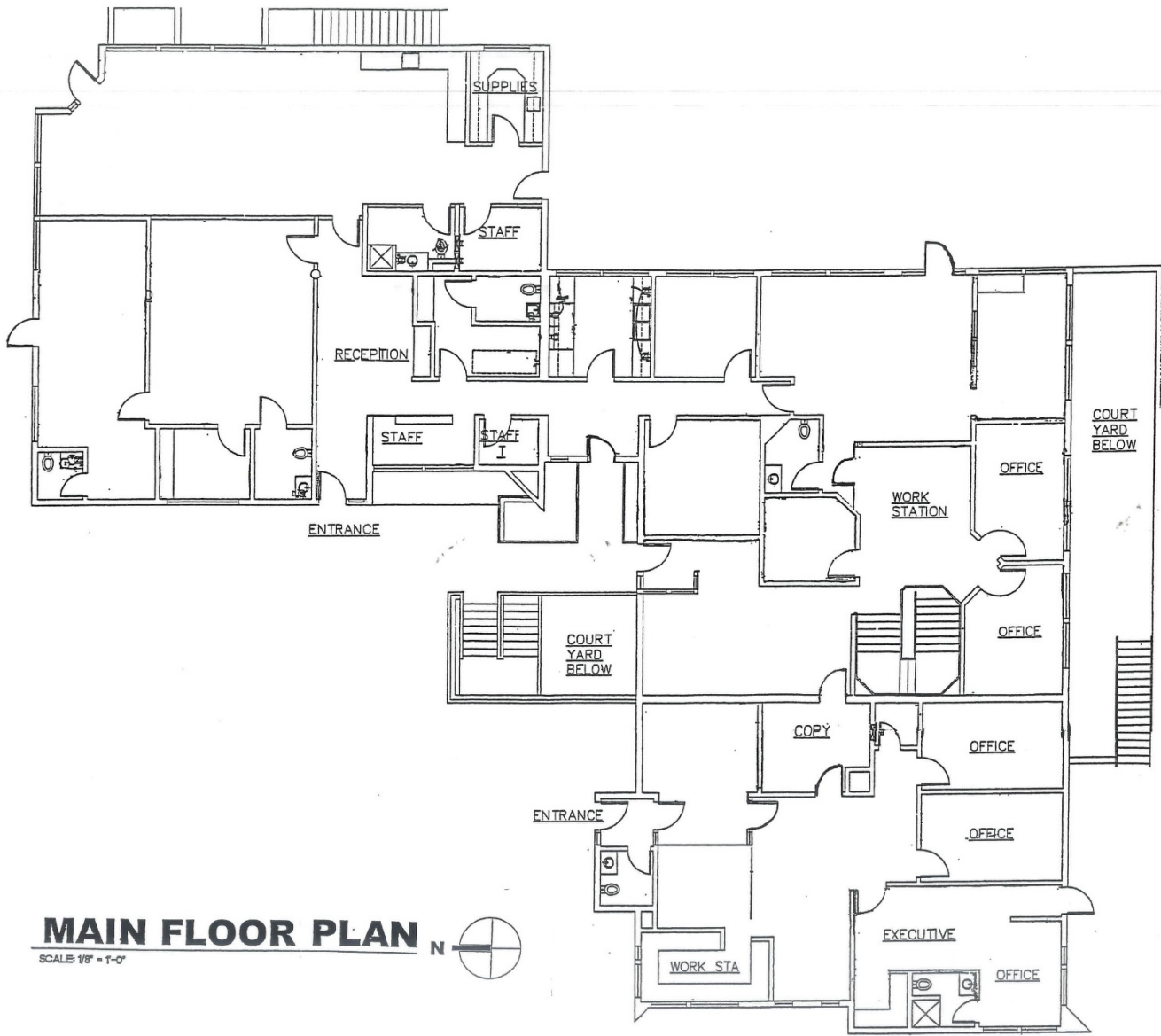


ABOUT THE PROPERTY

Exclusive opportunity in this two-level office complex in the heart of Longview's business district. This property is approx. 13,697 SF over two floors with 6,927 SF on the main level, 6,770 on the lower level & sits on approx. 24,600 SF of land. Features vaulted ceilings on the main level, lots of windows for natural light, multiple entrance points, over 18 private offices, 7+ restrooms, multiple conference rooms, multiple kitchens, plenty of storage and more! In the past this building was separated to have 3 tenants occupying the building. This property is a great value and an excellent opportunity for an owner user to occupy the building and rent the remainder or could be a good multi-tenant investment property. The property has ample parking with room to expand it. The building does have some deferred maintenance and pricing reflects this. Sold "As Is/Where Is". Buyer to verify all to their satisfaction. Call today for additional details or to schedule your private tour.

	Address	1000 12th Avenue, Longview WA 98632
	Offering Price	\$1,099,000
	Price Per SF	\$80.24
	Total Land Area	24,600 SF
	Building Size	Total 13,697 SF +/- Main Floor 6,927 SF +/- Lower Floor 6,770 SF +/-
	Building Info	Built 1981, Composition Shingle Roof, Wood Exterior, Heat Pump,
	Parcel	0874801
	Zoning	Office-Commercial District

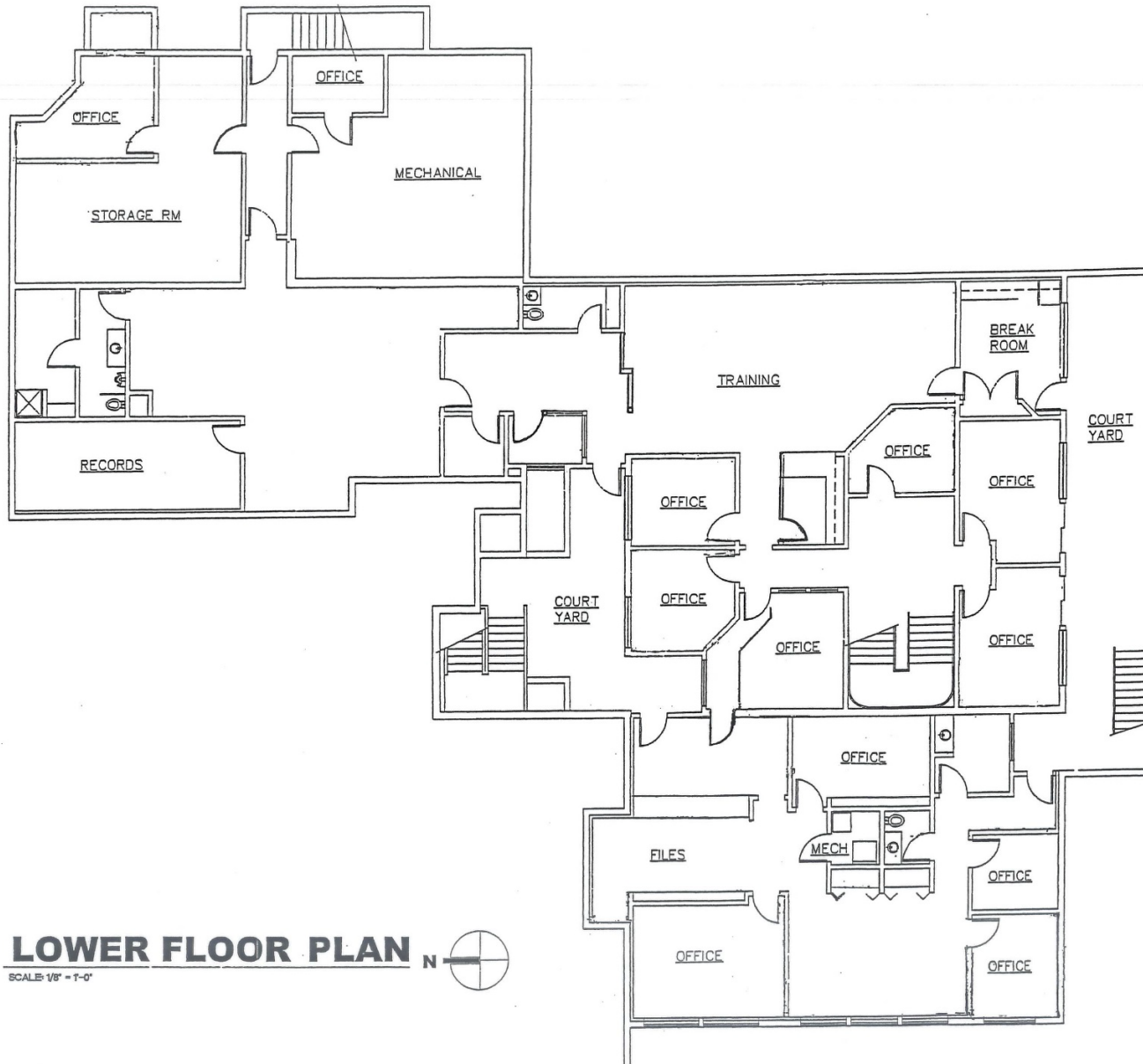




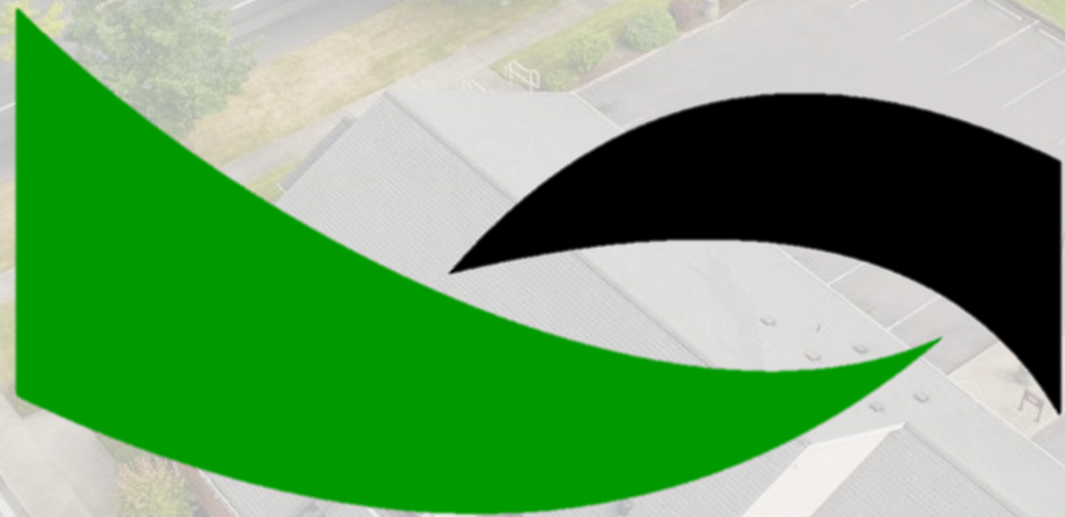
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"






LOWER FLOOR PLAN N 
SCALE: 1/8" = 1'-0"





Woodford

Commercial Real Estate

 woodfordcre.com

 chrisroewe@hotmail.com

 (P)360.501.5500

 208 Vine St., Kelso, WA

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