

FOR SALE

1071 15th Ave
Longview, WA 98632

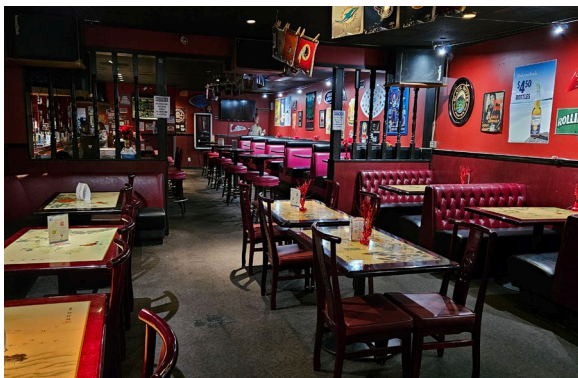
\$929,900



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ABOUT THE PROPERTY

Rare opportunity to own a prominently located restaurant on one of Longview's busiest thoroughfares. Formerly the Chinese Gardens Restaurant, this 6,256 SF building sits on a 12,000-SF lot, offering abundant parking, excellent signage, seating for over 150 people, and a new roof completed in 2025. Conveniently located just blocks from Lower Columbia College, Triangle Shopping Center, and key government offices, the property boasts high visibility and strong traffic counts. With some work, this space could become the foundation for a thriving business. Personal property will be removed prior to closing. Contact us today for more information!



Address

1071 15th Ave, Longview WA 98632



Offering Price

\$929,900



Price Per SF

\$148.00



Total Land Area

12,197 SF



Building Size

6,256 SF



Building Info

Built 1952, New Roof 2025, Heat Pump



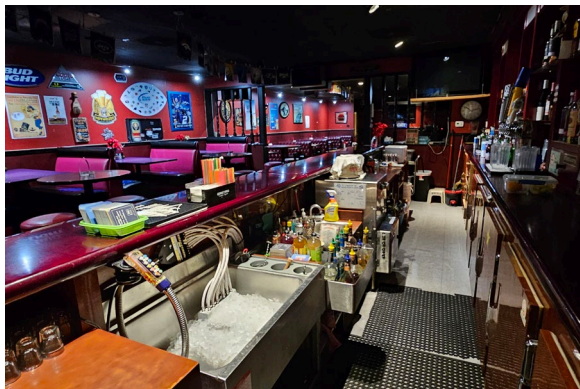
Parcel

09400



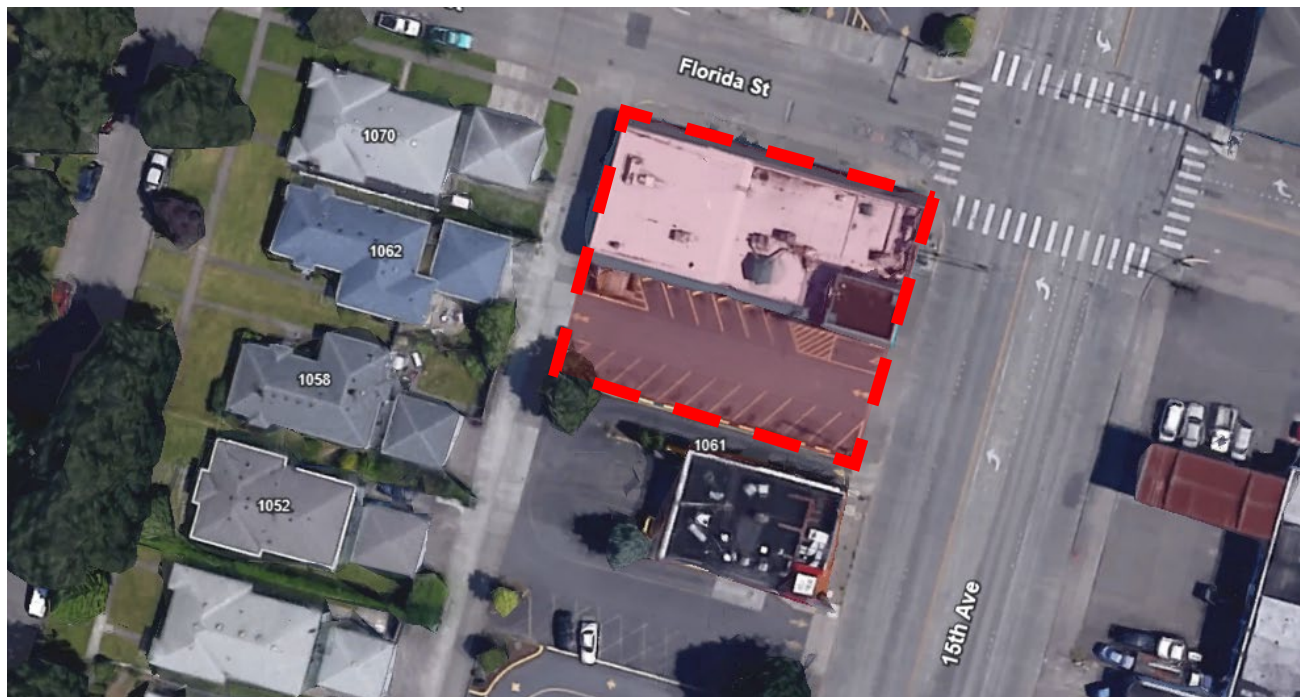
Zoning

GC - General Commercial District



PROPOSED BANK FINANCING

| | |
|-----------------------|--------------|
| Price | \$929,900.00 |
| Price Per Square Foot | \$148.00 |
| Down Payment | \$235,000.00 |
| Percent Down | 25% |
| Loan Amount | \$694,900.00 |
| Interest Rate | 6.5% |
| Term (Years) | 25 |
| Monthly Loan Payments | \$4,692.01 |








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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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