

# FOR SALE

1801 1<sup>st</sup> Ave, 1A & 1B  
Longview, WA 98632

**\$499,900**

[www.woodfordcre.com](http://www.woodfordcre.com)

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## ABOUT THE PROPERTY

Ground floor medical/office condo opportunity at The River Suite Condominiums, an ideally situated office building offering excellent visibility of the Cowlitz River. These first-floor condos spans 4,095 SF and features 14 office/medical rooms, a reception area, lobby/waiting areas, a conference room, a breakroom lounge, and five restrooms. This condo include ample parking, prominent signage opportunities and many uses allowed within the zoning. Don't miss out on a great opportunity, call today for your private tour. Available June 1<sup>st</sup>, 2025.



Address

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Offering Price

\$499,900.00



Price Per SF

\$122.08



Building Size

4,095 SF



Building Info

Built 1996



Parcel

067952000

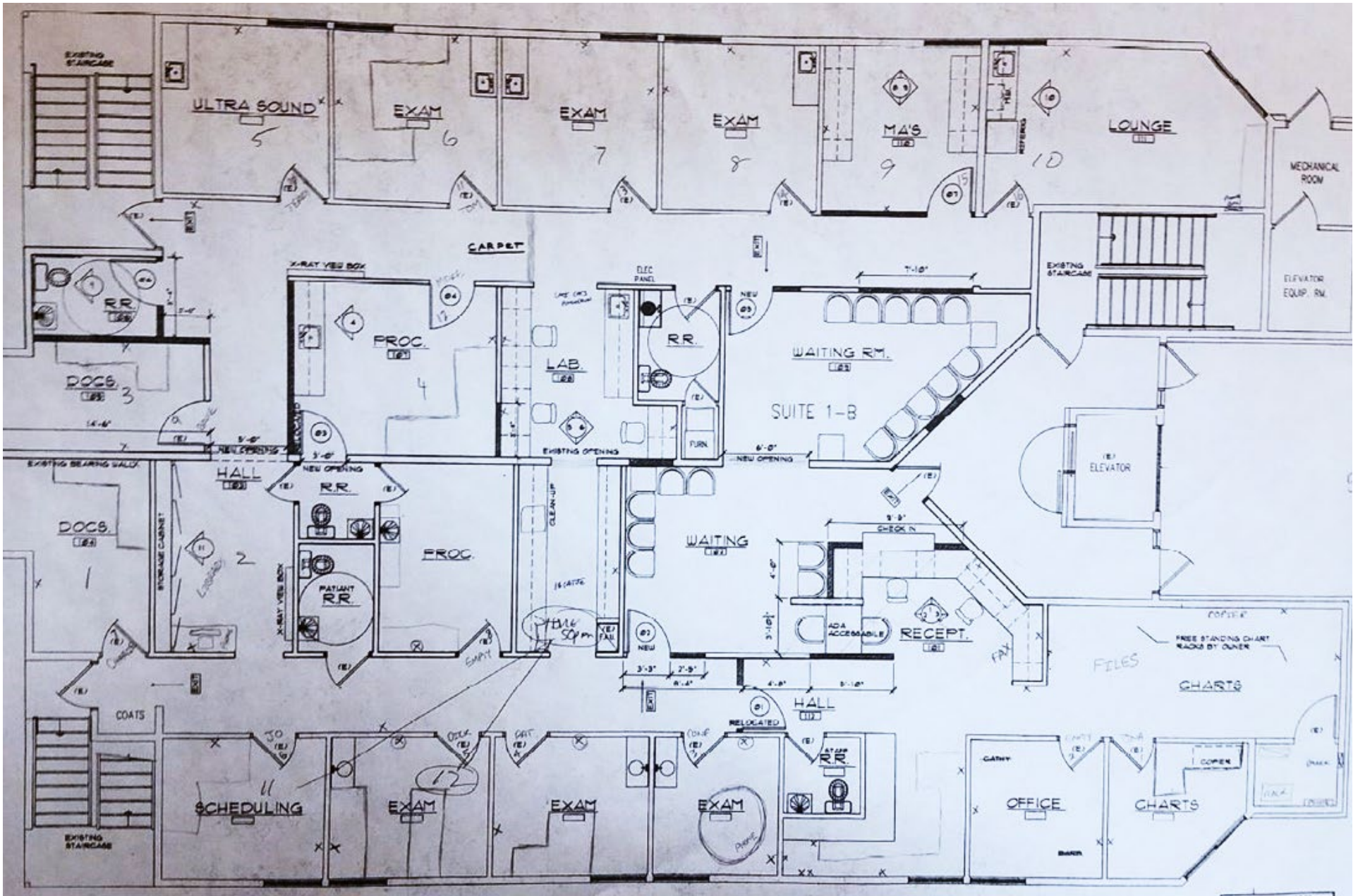
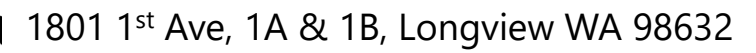


Zoning

RF-1 | Riverfront District



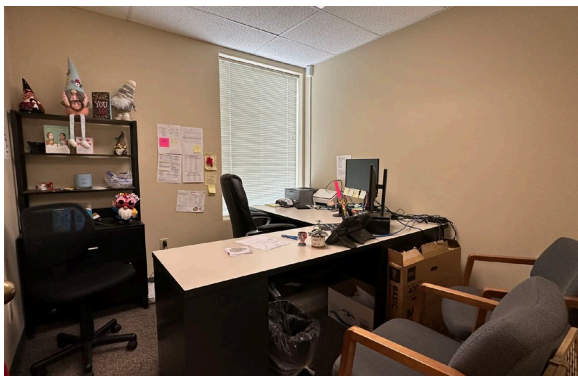
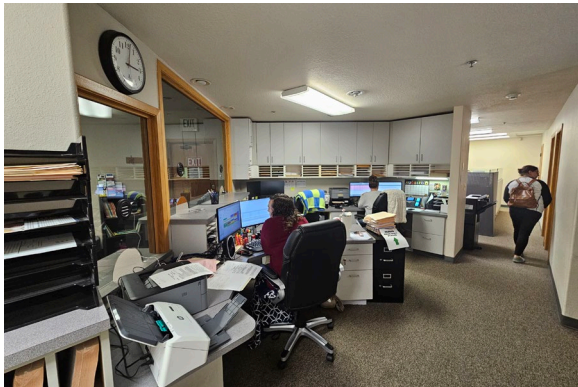
# FLOOR PLAN







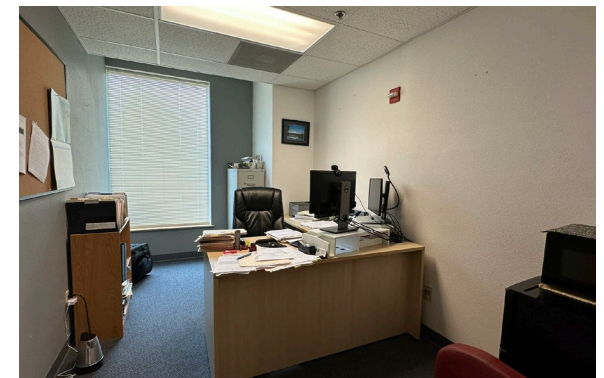
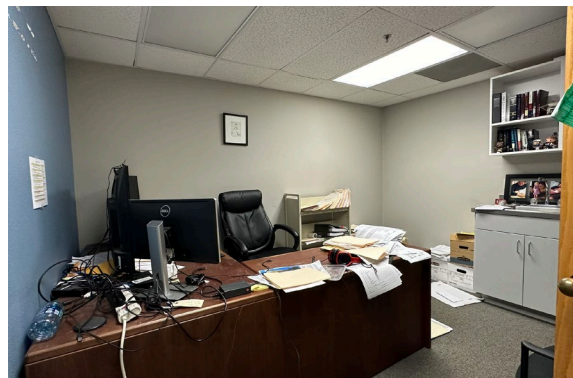
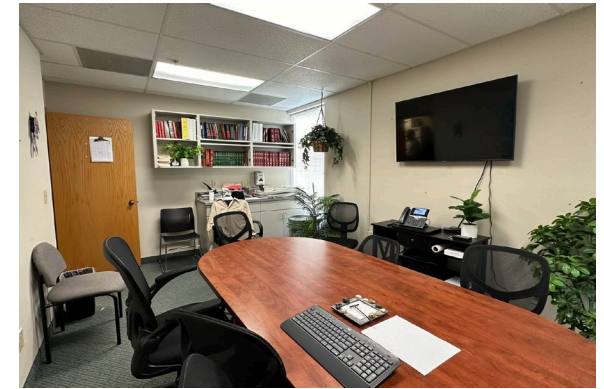
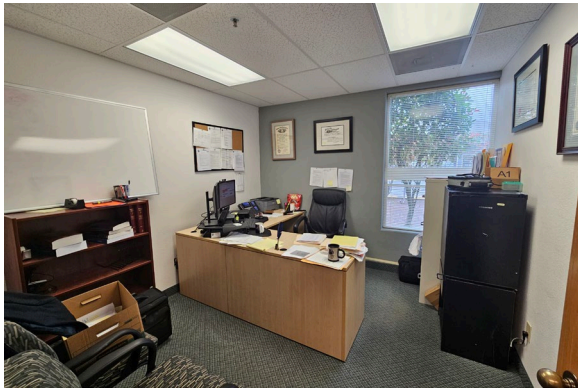
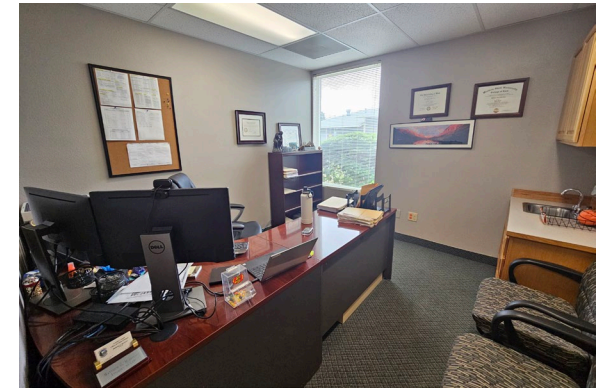
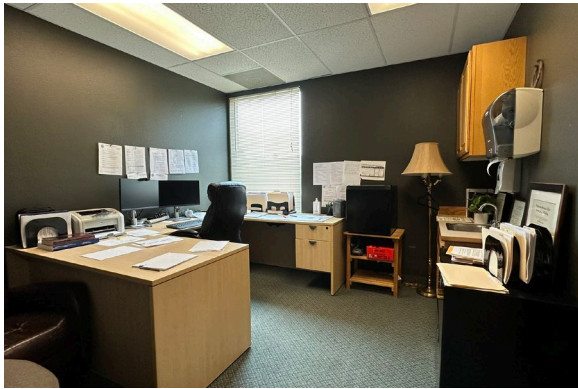
1801 1<sup>st</sup> Ave, **1A**, Longview WA 98632







1801 1<sup>st</sup> Ave, **1B**, Longview WA 98632









# Woodford


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