



# FOR SALE

360-200-1023  
WWW.UNCAGEDCYCLES.COM

537 14<sup>th</sup> Avenue  
Longview, WA 98632

**\$498,000**



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## ABOUT THE PROPERTY

Discover the perfect fusion of comfort and functionality in this impressive two-story commercial property, offering 5,050 square feet of versatile space. Ideally zoned for Mixed Use Commercial/Industrial, this rare opportunity is suited for a variety of business models whether you're seeking a dynamic live-work setup, showroom, office space, or a production-ready workshop. The spacious ground floor spans approximately 3,900 square feet and features a welcoming reception area with counter, a dedicated showroom, one private office, a large open shop or working space, and a private restroom. A 12-foot-high bay door at the rear provides convenient alley access perfect for deliveries or flexible workspace needs. The fully equipped kitchen with a commercial hood system adds extra potential for food-related businesses or multi-purpose use. Upstairs, you'll find 1,150 square feet of comfortable, light-filled space including two private offices or bedrooms, a full bath, and a floating deck ideal for enjoying a break or hosting informal meetings. Whether you envision upper-level offices or stylish living quarters, this layout adapts to your needs. Conveniently located just minutes from the freeway in a high-demand area, this property offers both visibility and accessibility. Don't miss this unique chance to elevate your business with a space that offers it all functionality, flexibility, and room to grow.



Address

537 14th Ave, Longview WA 98632



Offering Price

\$498,000



Price Per SF

\$99.64



Total Land Area

6,000 SF



Building Size

4,998 SF



Parcel

02152








Zoning

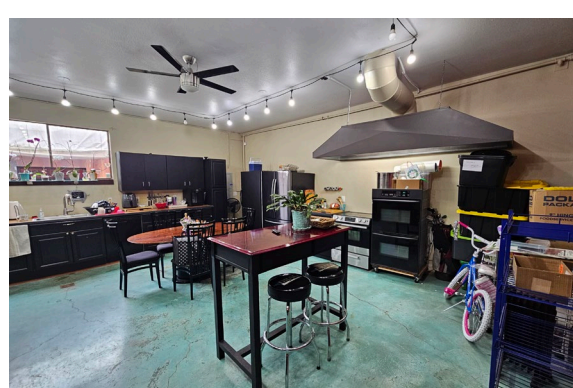
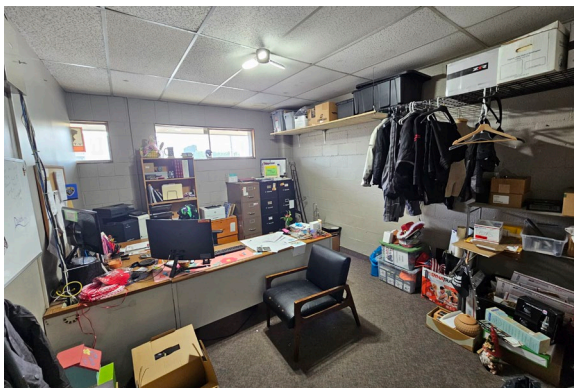
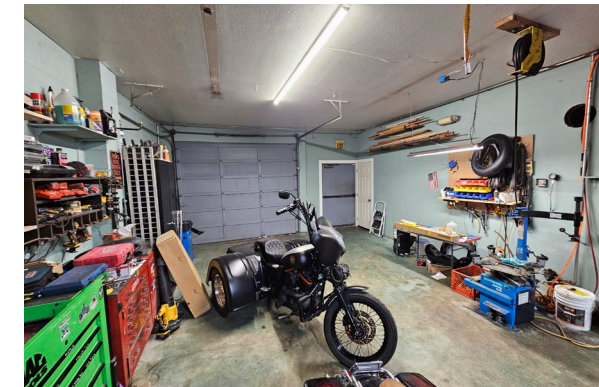
MU-C/I Mixed Use Commercial/Industrial District

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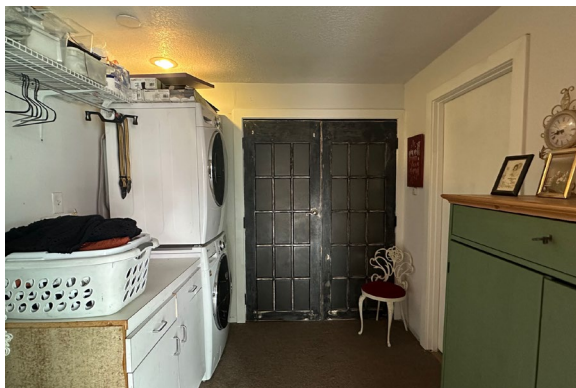
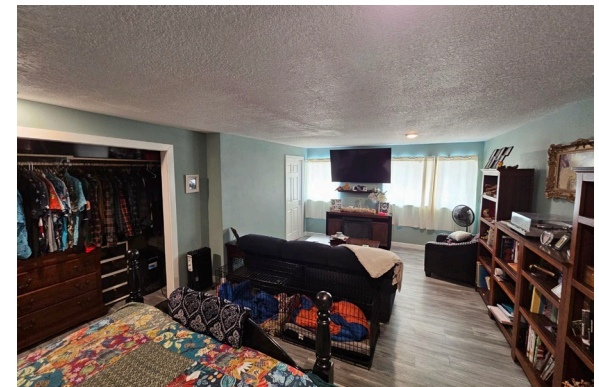
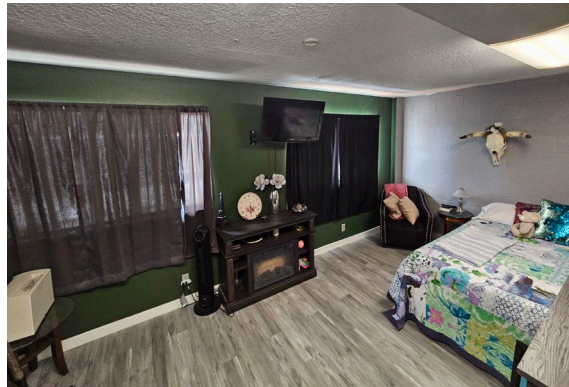
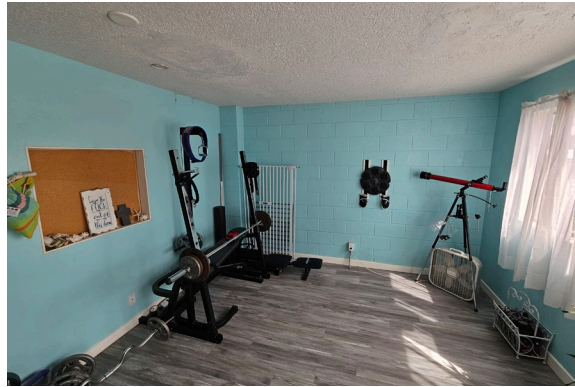
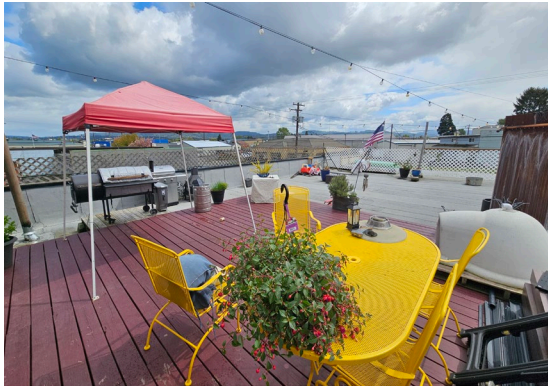
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	Building Size	4,998 SF
	Parcel	02152
	Zoning	MU-C/I Mixed Use Commercial/Industrial District













# Woodford

## Commercial Real Estate



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