



FOR SALE

360-200-1023
WWW.UNCAGEDCYCLES.COM

537 14th 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



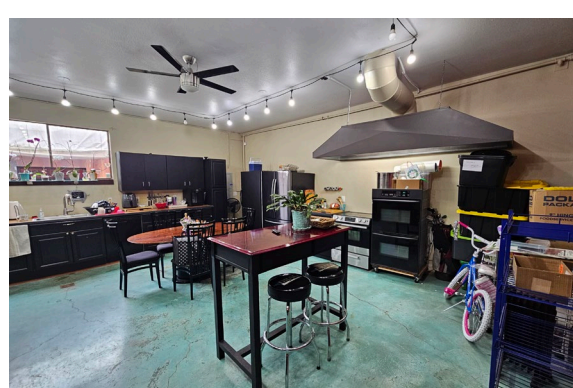
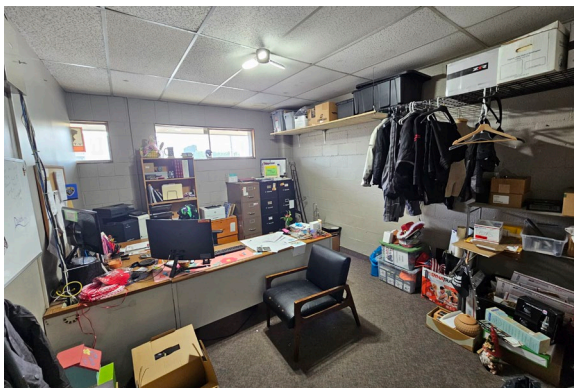
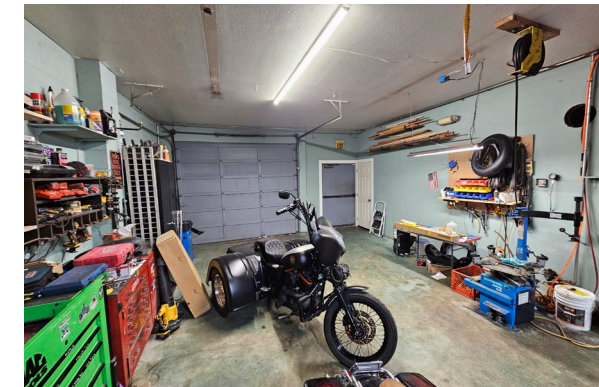
Parcel

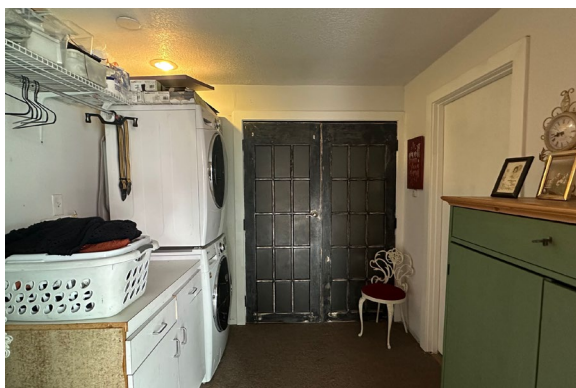
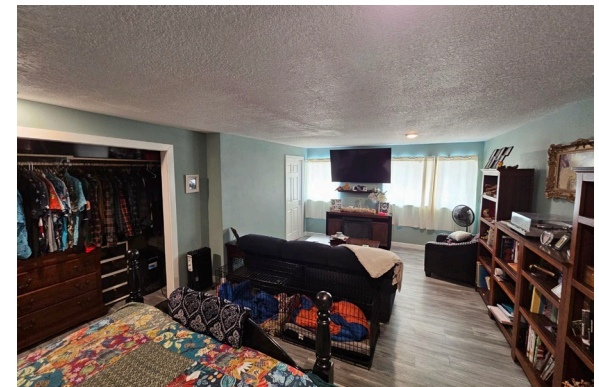
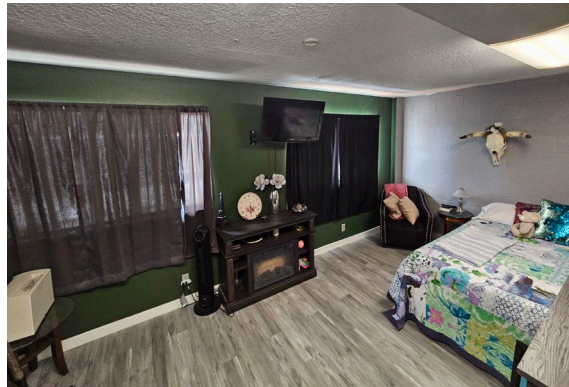
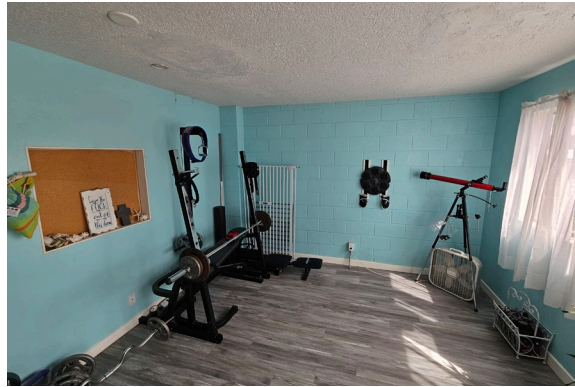
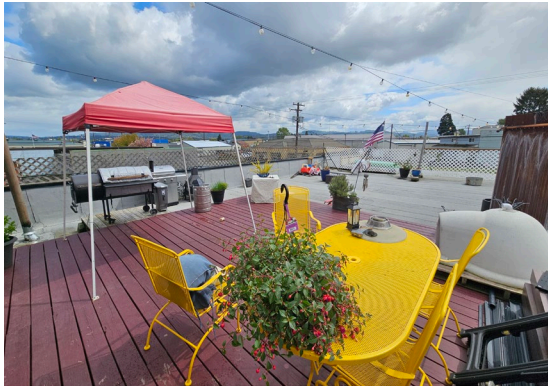
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Zoning


MU-C/I Mixed Use Commercial/Industrial District









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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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