



WAREHOUSE- OFFICE PACKAGE **FOR SALE**

1309 & 1310 Elm Place
Kelso, WA 98626

\$510,000



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PROPERTY FEATURES

SALE PRICE	\$510,000
TOTAL BUILDING SF	10,984 SF
OFFICE	1,600 SF (2- Story)
WAREHOUSE	1309 Elm Place: 2,000 SF 1310 Elm Place: 7,384 SF
LAND SF	1309 Elm Place: 6,251 SF 1310 Elm Place: 17,001 SF
GRADE DOORS	6 Grade Doors
POWER	Standard
PARCELS	23467, 23467003
ZONING	GC – General Commercial
ROOF	Roof, Ceiling & Overhead Door Repair Needed,
BUILT	1977 & 1978



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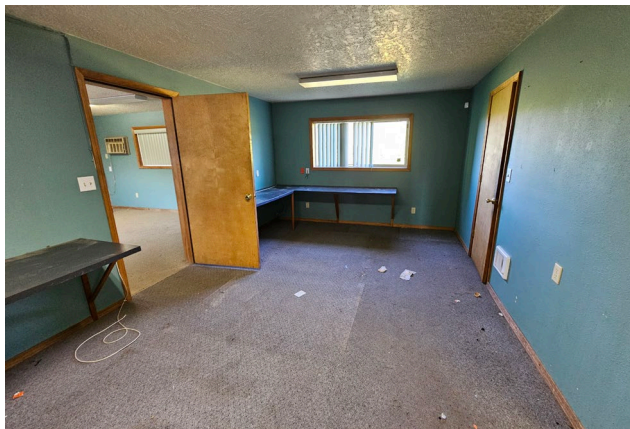
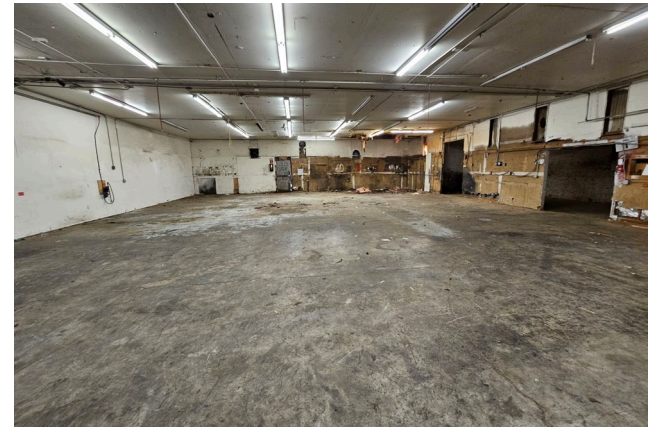
ABOUT THE PROPERTY

Bring your toolbelt and vision to this three-building warehouse/office package that is zoned general commercial. With a combined 10,984 SF of building space, these properties sit upon two parcels totaling approx. 23,000 SF of land. Included is a 2,000 SF warehouse with four grade-level doors, a larger 7,384 SF warehouse with two grade-level doors & high ceilings and a 1,600 SF two-story office with well-positioned layout. This property offers generous space, operational flexibility, plenty of power for most uses, and strong potential for value-add with the improvements and/or repairs that are needed. This rare opportunity is ready for your business! Contact us today to schedule your private tour or to request more information.





9,384 SF
WAREHOUSES


1,600 SF
OFFICE






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