



FOR SALE

1323 14th Ave
Longview, WA 98632

\$749,000



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ABOUT THE PROPERTY

Take advantage of this rare opportunity to own a versatile 10,000-square-foot office building with strong income potential and plenty of room for your business to grow. Situated on two levels, the property features multiple office suites, a large private parking lot that spans 6,000 square feet, and additional public parking conveniently located just across the street. The main level offers approximately 5,000 square feet, divided into three well-designed suites. Each suite includes three to five private offices, a reception area, private restroom, and flexible layouts that can be adapted to a variety of business needs. The lower level also provides approximately 5,000 square feet and features thirteen plus spacious offices, ideal for individual rentals, co-working setups, or small business tenants. With excellent street visibility, prominent signage, and abundant natural light from large windows, this building is perfectly suited for an owner-user who wants to occupy part of the space while leasing out the rest to offset costs or allow for future expansion. Don't miss out on this rare opportunity and schedule your private tour today and discover all the potential this property has to offer!



Address

1323 14th Ave, Longview WA 98632



Offering Price

\$749,900



Price Per SF

\$74.99



Total Land Area

12,000 SF



Building Size

10,000 SF
5,000 SF Ground Floor | 5,000 SF Basement | 6,000 SF Parking Lot



Parcel

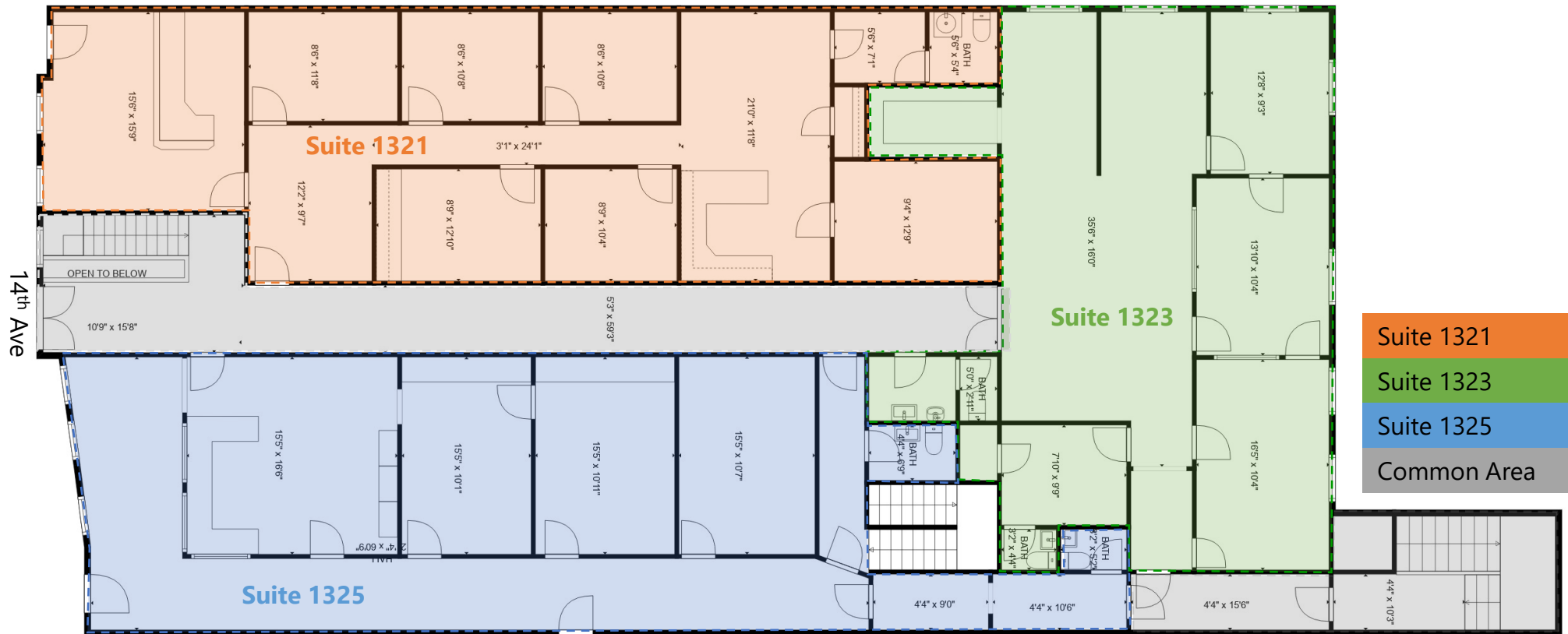
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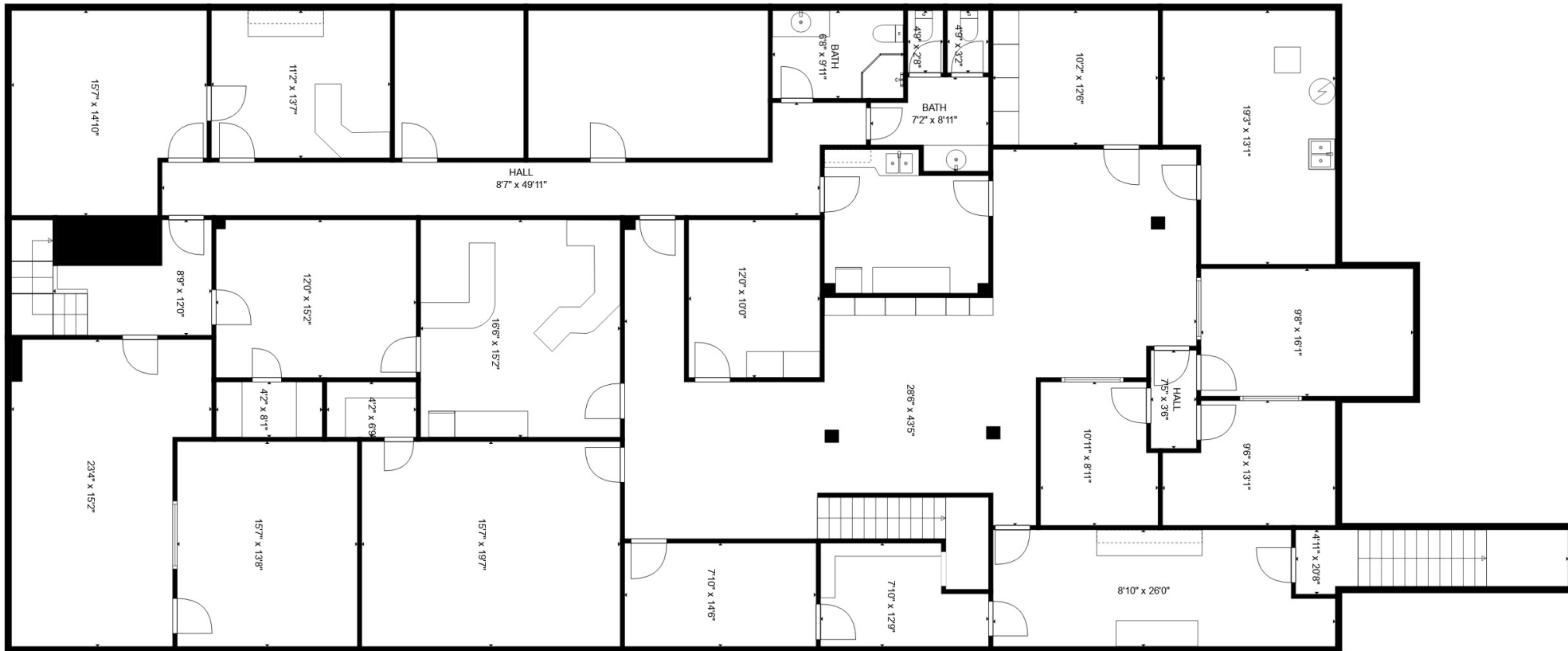
Zoning

D-C | Downtown Commerce District

MAIN FLOOR SITE PLAN



LOWER LEVEL FLOOR PLANS







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208 Vine St., Kelso, WA

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