

FOR SALE



214 S Pacific Avenue
Kelso, WA 98626

\$449,900



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ABOUT THE PROPERTY

An iconic downtown Kelso landmark is now available, offering a rare investment opportunity in a prime location. Formerly home to both a theater and a restaurant, this versatile two-story property features 10,518 SF of space. The theater area includes a spacious 6,460 SF main level and a 2,254 SF balcony, providing ample room for entertainment or creative redevelopment. Additional features include 470 SF of storage and 1,334 SF previously used for restaurant operations. Recent upgrades include a new roof (2024) and multiple HVAC updates, ensuring long-term comfort and efficiency. The property also benefits from excellent signage visibility, ample public parking, multiple restrooms, and much more! Whether you plan to restore its historic charm or reimagine the space for a new use, this property offers incredible value and flexibility. The sale includes real estate only and does not include any business or personal property. Call today to schedule your private tour of this truly unique property.



Address

214 S Pacific Avenue, Kelso WA 98626



Offering Price

\$449,900.00



Price Per SF

\$42.78



Total Land Area

10,000 SF



Building Size

10,518 SF



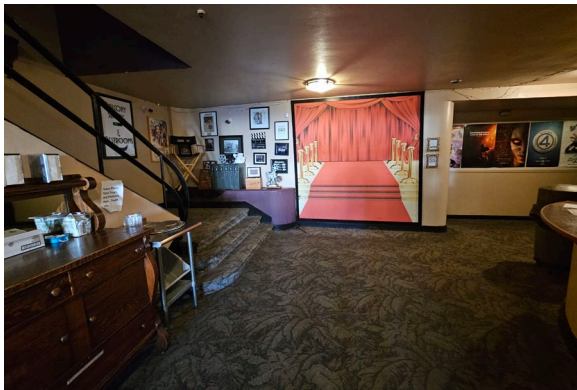
Parcel

21176



Zoning


GC- General Commercial








Woodford

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