



# FOR SALE FOR LEASE

300 S Pacific Ave  
Kelso, WA 98626

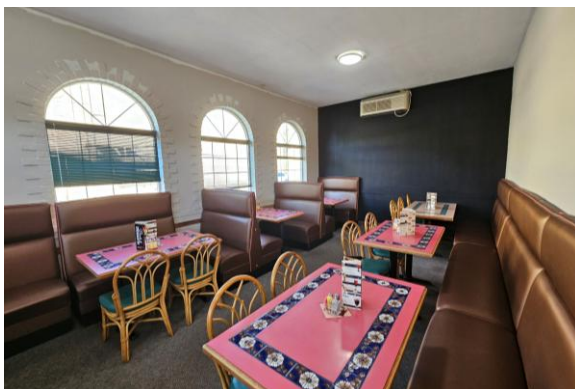
**\$399,900**



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## ABOUT THE PROPERTY

A rare opportunity awaits with this fully equipped, ready-to-operate restaurant in the heart of Kelso. Offering approximately 1,652 square feet of thoughtfully designed dining and kitchen space, this property is both functional and inviting, featuring a walk-in cooler and freezer to support seamless operations. Situated on a prominent corner lot of just over 6,500 square feet, the site also presents exciting potential for a convenient pick-up window. Numerous updates have been completed over the years, and additional personal property may be available for purchase, making this an even more turnkey investment. With flexible zoning that allows for a variety of uses, this property is ideal for entrepreneurs ready to bring their vision to life. Opportunities like this are rare, especially one that hasn't been available for decades. Schedule your private tour today and imagine the possibilities.



Address

300 S Pacific Ave, Kelso WA 98626



Offering Price

\$399,900



Price Per SF

\$242.07



Lease Rate

\$2,500/Month + NNN



Total Land Area

6,500 SF



Building Size

1,652 SF



Building Info

Parcel 21165, Built 1945



Zoning


GC – General Commercial








# Woodford

## Commercial Real Estate

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