

FOR SALE

1221 Commerce Avenue
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

PRICE:	\$655,000
TAX ID:	00543
LAND SIZE:	0.12 Acres 5,400 Square Feet
BUILDING SIZE:	12,476 Square Feet
YEAR BUILT:	1925
ZONED:	DC - Downtown Commerce City of Longview
TAXES:	2009: \$3,791.90
POPULATION:	0.5 Miles: 5,201 1.0 Miles: 12,812
HOUSEHOLD:	0.5 Miles: 2,616 1.0 Miles: 5,686



PROPERTY FEATURES

- Well maintained building in Downtown Historical District
- Stable cash flow with two (2) long term commercial tenants
- Potential upside with twelve (12) apartment units
- With rent increases & professional management an 8.93% Cap Rate is probable
- Owner financing available



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.



**For Further Information
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