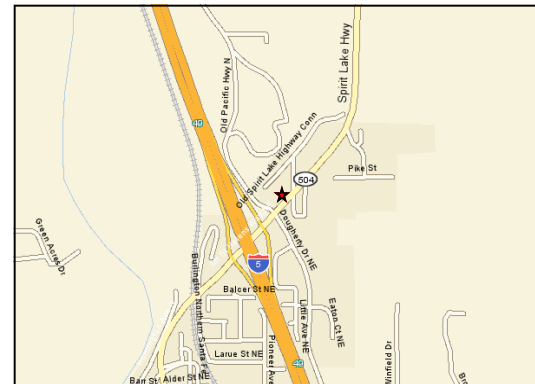


FOR SALE

1239 Mount Saint Helens Way
CASTLE ROCK WA 98611

PROPERTY DEMOGRAPHICS

| | |
|----------------|---------------------------------------|
| PRICE: | \$750,000 |
| TAX ID: | 30853, 30853-00100 & WJ0211017 |
| ZONED: | Commercial City of Castle Rock |
| LAND SIZE: | 3.31 Acres 144,183 Square Feet |
| BUILDING SIZE: | 8,748 Square Feet |
| POPULATION: | 6,274 - 3 Mile 8,890 - 5 Mile |
| HOUSEHOLD: | 2,438 - 3 Mile 3,410 - 5 Mile |
| AVE. INCOME: | \$61,108 - 3 Mile \$63,023 - 5 Mile |



PROPERTY FEATURES

- Excellent on-site parking, with capacity for more
- Pad Site ready with one (1) available pad
- Large building, with flat & level floor
- Very well maintained property
- One of the largest, high-profile properties in the Mount Saint Helens vicinity
- A variety of fixtures & fittings remain from previous business

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.

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