

FOR SALE

1514 & 1526 12th Avenue
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

PRICE:	\$650,000
TAX ID:	00403, 00404, 00411 & 00412
LAND SIZE:	0.68 Acres 30,000 Square Feet
BUILDING SIZE:	10,000 Square Feet
ZONED:	Central Business District City of Longview
POPULATION:	50,613 - 3 Mile 66,310 - 5 Mile
HOUSEHOLD:	20,336 - 3 Mile 26,204 - 5 Mile
AVE. INCOME:	\$55,697 - 3 Mile \$58,110 - 5 Mile



PROPERTY FEATURES

- Building is approximately 10,000SF
- Property contains large commercial grade kitchen, walk-in cooler, smaller offices & fully remodeled bathrooms
- Spanning four (4) tax parcels, two (2) of which is a large 12,000SF fully paved parking lot
- A remodel for office or retail could be easily completed
- Building could be used 'as is' or separated back into two buildings



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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For Further Information
Please Contact

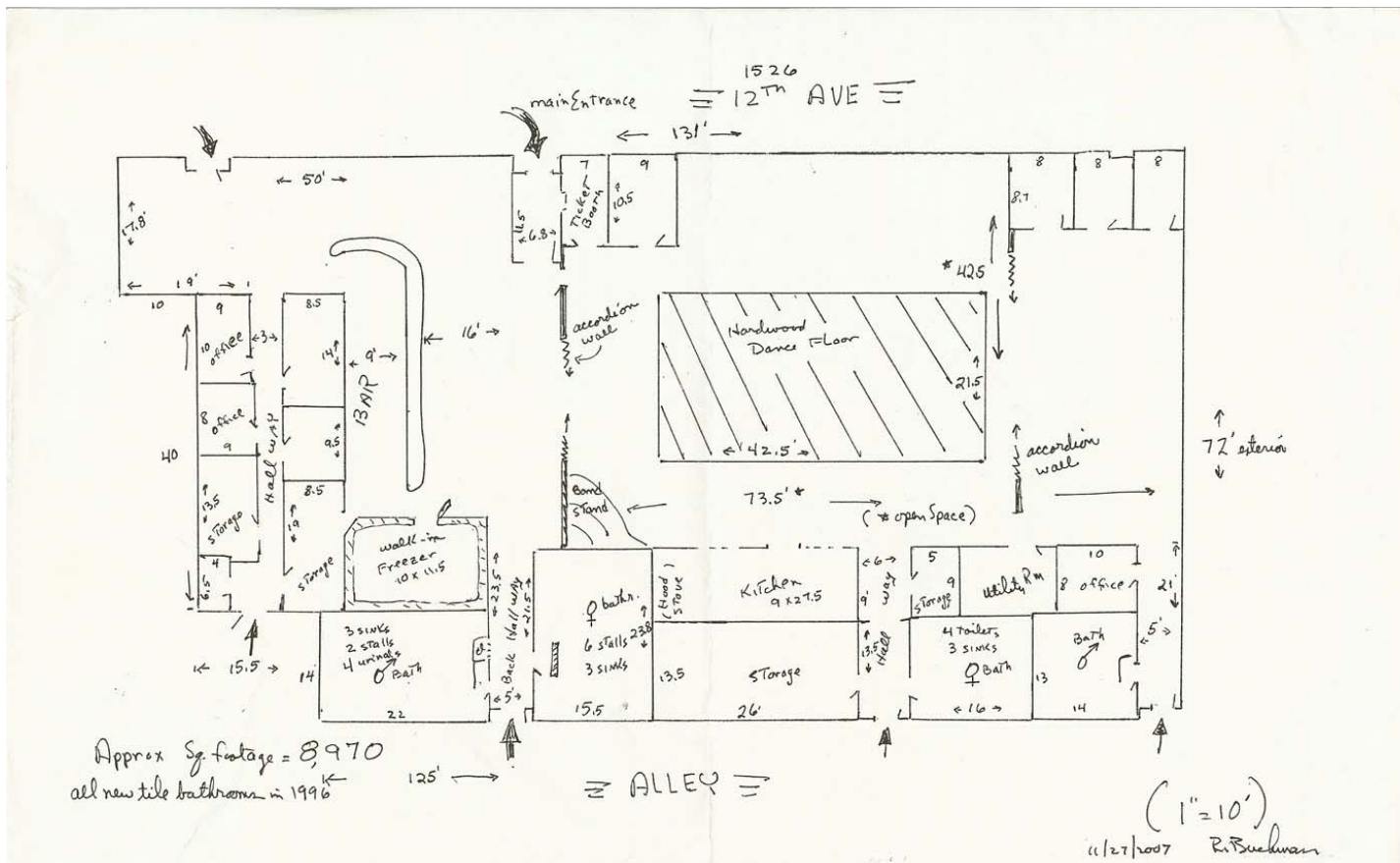
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FLOOR PLAN



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