

# FOR SALE

1514 12th Avenue  
LONGVIEW WA 98632

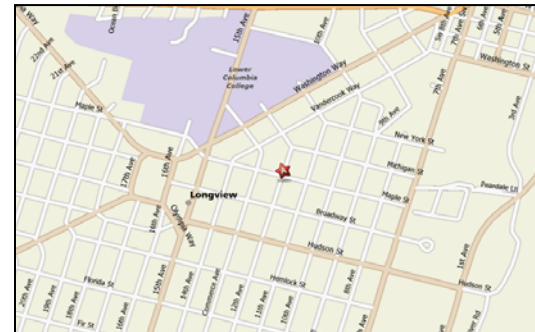
## PROPERTY DEMOGRAPHICS

PRICE:	\$189,500
TAX ID:	00411
LAND SIZE:	0.13 Acres   6,000 Square Feet
BUILDING SIZE:	3,000 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 3,000SF
- Partially occupied by the Fraternal Order of the Eagles
- Good area demographics, excellent downtown location
- Property contains several dedicated parking spaces at the rear
- Is also listed for sale as part of 1514 & 1526 12th Avenue, Longview
- Ideal for Owner / User



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.  
© Woodford Commercial Real Estate.



**Woodford**  
Commercial Real Estate

For Further Information

Please Contact

**TODD WADE** | Broker

todd@woodfordcre.com

Suite 208, 1717 Olympia Way

LONGVIEW WA 98632

P 360.501.5500 ■ F 360.501.6051

www.woodfordcre.com