

FOR SALE

310 S Pacific Avenue
Kelso WA 98626

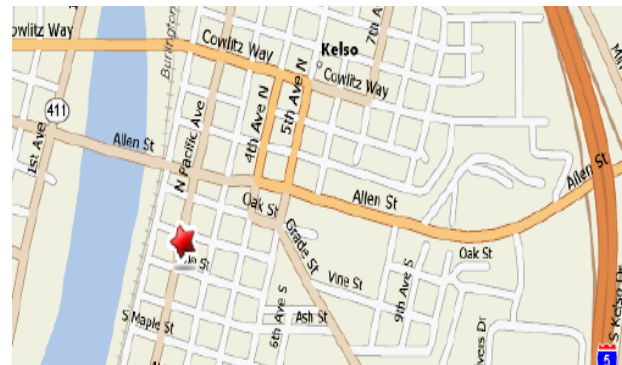
PROPERTY DEMOGRAPHICS

PRICE:	\$210,000
TAX ID:	21168 & 21172
LAND SIZE:	0.11 Acres 5,000 Square Feet
BUILDING SIZE:	5,600 Square Feet
ZONED:	Central Business District City of Kelso
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

- Full Kitchen ready to go with most equipment in place
- Building is approximately 5,600SF
- Excellent Retail location in Revitalizing Downtown Kelso
- Good area demographics and traffic counts.
- Property contains parking Lot at the rear
- Ideal for Owner / User
- Possible no interest facade loan from City of Kelso



**For Further Information
Please Contact**

TODD WADE | Broker
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KELSO WA 98626

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