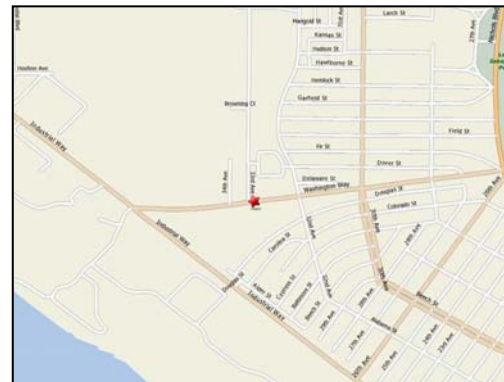


FOR SALE

3261 Washington Way LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

PRICE:	\$650,000
LAND SIZE:	3.3± Acres 143,747± Square Feet
BUILDING SIZE:	842 Square Foot House
TAX ID:	08801* - 2.52 Acres 109,771 Square Feet 08802 - 0.78 Acres 33,976 Square Feet
POPULATION:	41,991 - 3 Mile 65,798- 5 Mile
HOUSEHOLDS:	16,946 - 3 Mile 25,948 - 5 Mile
AVE. HH INCOME:	\$54,997 - 3 Mile \$58,006 - 5 Mile



Note: Tax ID 08801 contains a 2 bedroom, 1 bathroom home.

PROPERTY FEATURES

- Two (2) tax parcels, one containing 842SF house
- House could be separated onto own tax parcel and sold or retained
- Flat & level land, with ability to build up to 25 units / acre
- Well positioned property within City limits of a rapidly growing community

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

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