

# FOR SALE

724 NE FRONTAGE ROAD  
KALAMA WA 98625

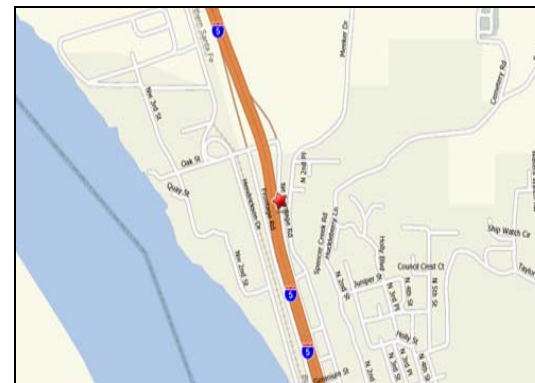
## PROPERTY DEMOGRAPHICS

PRICE:	\$560,000	
TAX ID:	40747, 40751, 40752, 40753 & 40754	
LAND SIZE:	0.66 Acres   28,749 Square Feet	
TRAFFIC:	61,000 Vehicles / Day	
ZONED:	Central Business District (City)	
TENANTS:	Car Yard	Hair Salon
	Occupy: 1,000SF	Occupy: 1,039SF
	Cleaners	2 x Apartments
	Occupy: 500SF	Occupy: 1,050SF
POPULATION:	3,860 - 3 Mile   7,518 - 5 Mile	
HOUSEHOLD:	1,629 - 3 Mile   3,130 - 5 Mile	
AVE. INCOME:	\$61,346 - 3 Mile   \$63,906 - 5 Mile	

## PROPERTY FEATURES

- Excellent re-development opportunity
- Impressive Interstate 5 frontage
- Buy for cash flow or re-development
- Contains five (5) tax parcels
- Property is fully leased
- Possibility for further off-street parking
- Situated at Exit 30 on the Interstate 5

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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