

FOR SALE

828 GOERIG STREET
WOODLAND WA 98674

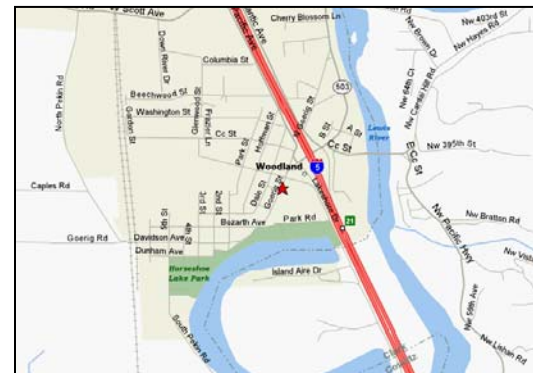
PROPERTY DEMOGRAPHICS

PRICE:	\$1,200,000
	Land = \$700,000
	Building = \$500,000
TAX ID:	5-0480
LAND SIZE:	2.42 Acres 105,415 Square Feet
BUILDING SIZE:	5,432 Square Feet
TRAFFIC:	66,000 + Vehicles / Day
ZONED:	C1 - Downtown Commercial City of Woodland
POPULATION:	8,101 - 3 Mile 23,599 - 5 Mile
HOUSEHOLD:	2,908 - 3 Mile 8,580 - 5 Mile
AVE. INCOME:	\$64,422 - 3 Mile \$67,683 - 5 Mile

PROPERTY FEATURES

- Flat development property, within City Limits
- Utilities on site, City Water & Sewer
- 5,432SF building could be utilized or demolished
- Excellent visibility from Interstate 5
- Good area demographics
- Owner will separate out building & land to sell individually, see pricing above.

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

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