

# FOR SALE

624 9th Ave.  
Longview WA 98632

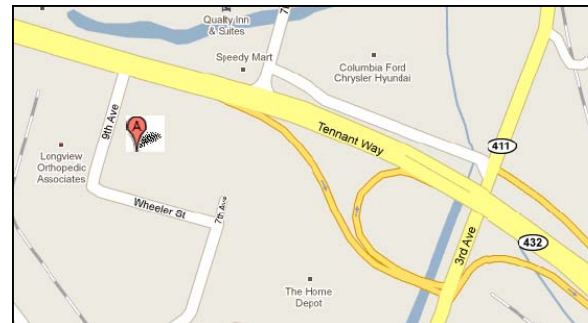
## PROPERTY DEMOGRAPHICS

PRICE: \$450,000 or \$10.35 per foot  
TAX ID: #08384  
LAND SIZE: 1 Acre | 43,499 Square Feet  
ZONED: M-1-A Light Industrial / Retail  
City of Longview  
Uses: The property can be used for a wide variety of developments in the current zoning: Retail, Office , light industrial.  
Improvements: All utilities are on the property and in the Street



## PROPERTY FEATURES

- Shadow Anchored by a new Super Wal –Mart & Home Depot
- Excellent location on the main route into Large area of Retail
- Good area demographics and traffic counts.
- Property the property is flat and ready for development
- Property can be divided owner would consider partial sale
- Possible Owner Contract
- Complete developers pack available
- Owner will consider build to suit for you to Buy or Lease
- Have a new building designed and constructed for your needs



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.



**For Further Information  
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