

FOR SALE

1207 Commerce Avenue
LONGVIEW WA 98632

PROPERTY DEMOGRAPHICS

PRICE:	\$830,000
TAX ID:	00546
LAND SIZE:	0.14 Acres /6,000 Square Feet
BUILDING SIZE:	22,500+ Square Feet
YEAR BUILT:	1925
ZONED:	DC - Downtown Commerce City of Longview
TAXES:	2009: \$TBD
POPULATION:	49,195 - 3 Mile 66,290 - 5 Mile
HOUSEHOLD:	19,780 - 3 Mile 26,193 - 5 Mile
AVE. INCOME:	\$55,593 - 3 Mile \$58,047 - 5 Mile



PROPERTY FEATURES

- Well maintained building in Downtown Historical District
- Housing authority will master lease upstairs apartments for 20 years with renewal options.
- Potential upside with downstairs office spaces
- Creative options possible
- 8 + Cap Building

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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