

FOR SALE/

300 N 1st ave
KELSO WA 98626

PROPERTY DEMOGRAPHICS

Price for Sale: \$122,000
:Price for Lease: \$875/ Mo NNN
TAX ID:
BUILDING SIZE: 866+ Square Feet
YEAR BUILT: 1928
ZONED: CWK-Commercial West Kelso
City of Kelso
TAXES: 2009: \$3,020
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

- Great location with high visibility
- 8,300 plus square feet, all on one level
- Potential upside with future realignment
- Creative options possible

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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