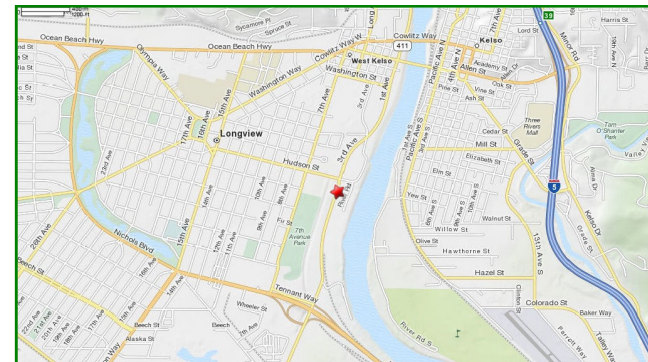


FOR SALE

1236 3rd Ave Longview WA

PROPERTY DEMOGRAPHICS

PRICE:	\$395,000
TAX ID:	10020
VPD:	15,000
LAND SIZE:	21,300 Sq Ft
YEAR BUILT:	1962
TAXES:	2011: \$1,790.00



PROPERTY FEATURES

- Unbelievable! 3rd Avenue frontage.
- Wonderful opportunity to own a cash-flowing commercial property and business opportunity.
- Due to health reasons the owner says this property and business must go.
- Property includes 36-unit storage facility that is approx. 90% full.
- An approx. 1,100 SF detail shop/business with an additional 3-bay attached garage (in addition to the 1,100 square feet)
- All fully paved and fenced.
- Motivated Seller!

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;

Lance Brown, MBA | Broker
lance@woodfordcre.com

208 Vine St.

Kelso WA 98626

P 360.431.0918

F 360.501.6051

www.woodfordcre.com