

# FOR SALE

1335 14th Ave Longview WA

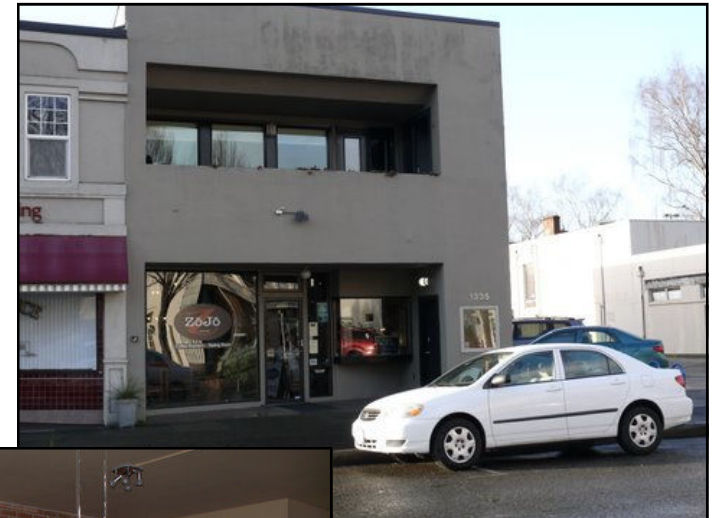
## PROPERTY DEMOGRAPHICS

PRICE:	\$795,000
TAX ID:	01631
ZONED:	Central Business District City of Longview
POPULATION:	50,613 - 3 Mile   66,310 - 5 Mile
HOUSEHOLD:	20,336 - 3 Mile   26,204 - 5 Mile
AVE. INCOME:	\$55,697 - 3 Mile   \$58,110 - 5 Mile

## PROPERTY FEATURES

- For Sale:
- Rare opportunity to own this building with upscale living quarters on upper floor and have a commercial space on the ground floor.
- This building has approx 2,300 SQFT on each floor with an approx 625 SQFT of basement space, perfect for storage.
- Current Business on ground floor is included with building price.
- Business P&L available to qualified Buyers.
- Building has great visibility and no expenses were spared when constructed.
- Owners open to terms and other creative solutions.

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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