



EXCLUSIVELY OFFERING

**1105 Florida Avenue
Longview, WA 98632**

\$425,000

Great value & upside in this unique warehouse/land package. The warehouse is separated into two sections & is approx. 4,250 SF in total. Features large sliding doors, tall ceilings & restroom in each side (not hooked up). The building is in rough condition but has lots of potential, so come with your vision to optimize it to its full potential. Adjacent to this warehouse are three parcels of partially fenced land totaling approx. 16,500 SF. Currently used as a parking lot with access points to the alley and off the street. Use land for parking or to build another structure. Package is being sold "as is/where is". Buyer to verify all to their satisfaction. Call today to schedule your private tour.



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208 Vine St., Kelso, WA 98626

PROPERTY OVERVIEW



PROPERTY DEMORGRPHICS

PRICE:	\$425,000
WAREHOUSE SF:	4,250 SF +/-
TOTAL LOT SIZE:	22,000 SF +/-
TAX PARCEL:	Warehouse 08736 Parking Lot 08737, 08738, & 08739
ZONING:	Office-Commercial District

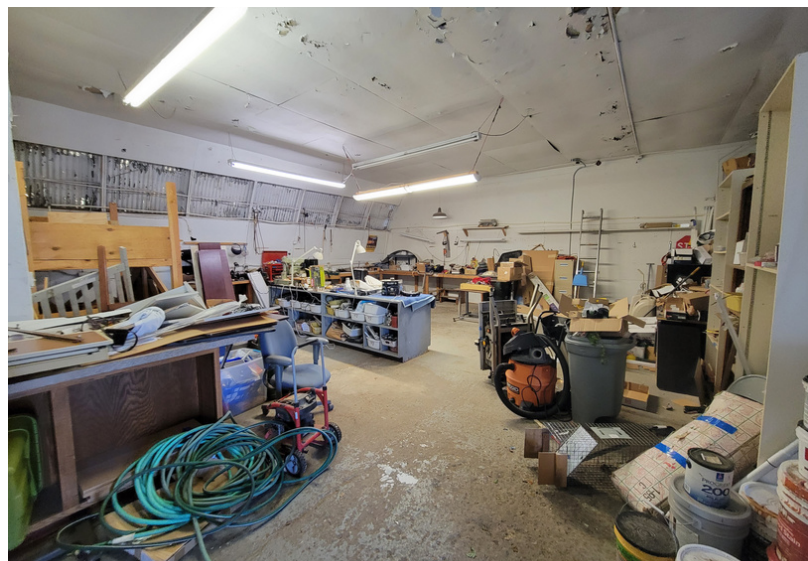


DISCLAIMER

The information in this package has been obtained from sources believed reliable. Whilst we do not doubt its accuracy we have not verified it & we make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy & completeness. Any projections, opinions, assumptions or estimates used are for example only & do not represent the current or future performance of the property. The value of this transaction to you depends on tax & other factors which should be evaluated by your tax, financial & legal advisors. You & your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



PHOTOS



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