



EXCLUSIVELY OFFERING

6964 Willow Grove Rd. Longview, WA 98632 **\$599,000**

Unique opportunity to own this flat 13.57-acre property that sits directly across from the Willow Grove boat launch. This river view property features a 4,860 +/- SF shop that is currently used for boat storage rentals with 9 tenants, which brings in \$1,350 per month. This property also includes an additional 600+ SF structure ready for your vision. Current zoning is unzoned (UZ). Build your dream home to watch the ships go by, create more storage for the local demand, great farmland potential or a combo of all. Buyer to verify all to their satisfaction. Interior viewing upon Mutual Acceptance. Call today for additional details.

Price: \$599,000 | Building SF: 5,472 | Lot Size: 591,109 SF - 13.57 AC | Tax ID: W-L1710004

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PROPERTY PHOTOS

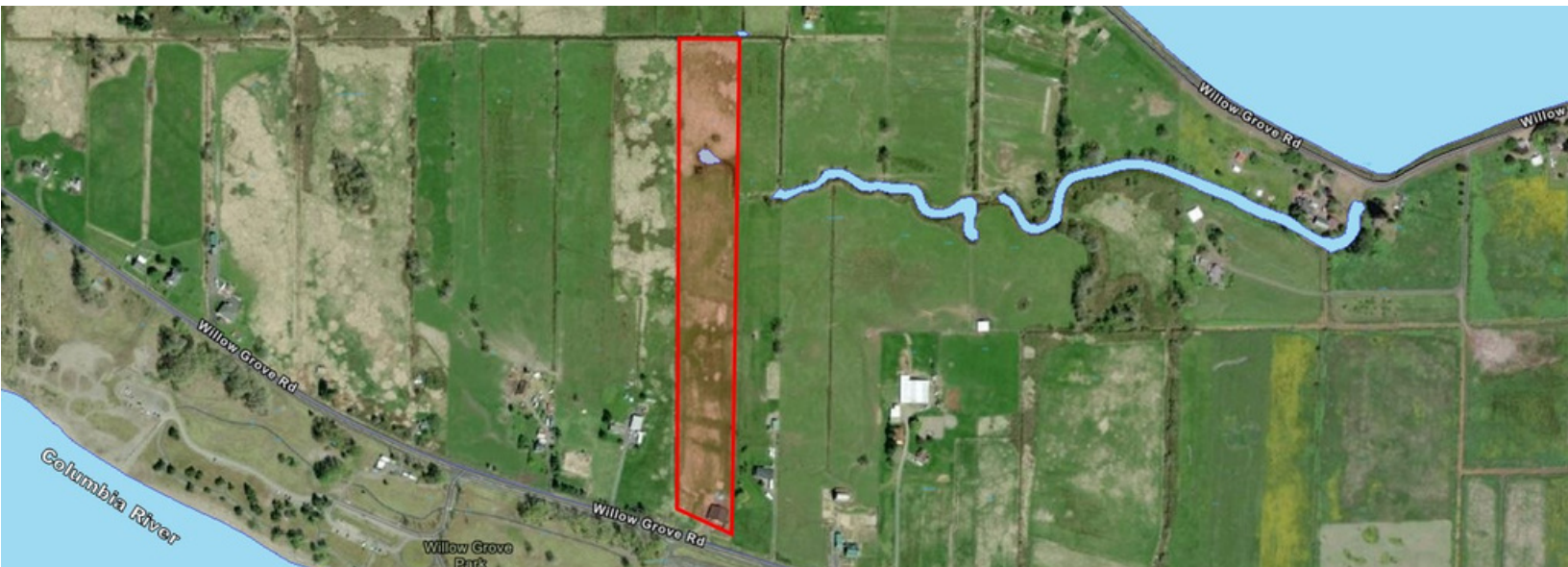


DISCLAIMER

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.



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