

FOR SALE
\$2,500,000


Flattop Flex Facility | Flex Building + 2 Commercial Lots

StrickerCRE is pleased to present the Flattop Flex Facility – a full-package commercial opportunity at one of West Richland's most strategic intersections. This offering includes a ±5,400 SF modern flex building on a 1.42-acre parcel, along with two adjacent shovel-ready commercial lots, each approximately 0.60 acres. Originally envisioned as a community-centric retail hub, the concept included a drive-thru café on the main parcel and a ±6,500 SF building on each of the two lots. Whether you adopt this plan or bring your own development strategy, this site's visibility, zoning, and momentum make it a standout opportunity for owner-users or local developers. MLS#285534

- 5,400 SF Modern Flex Building on 1.42 acres
- Includes 2 Commercial Lots (~0.60 AC each)
- Zoned CG – Retail, Coffee, Office, Showroom
- Prime Corner – Van Giesen & Bombing Range
- Drive-Thru Café Concept + Expansion Ready
- High Visibility | Signalized Intersection

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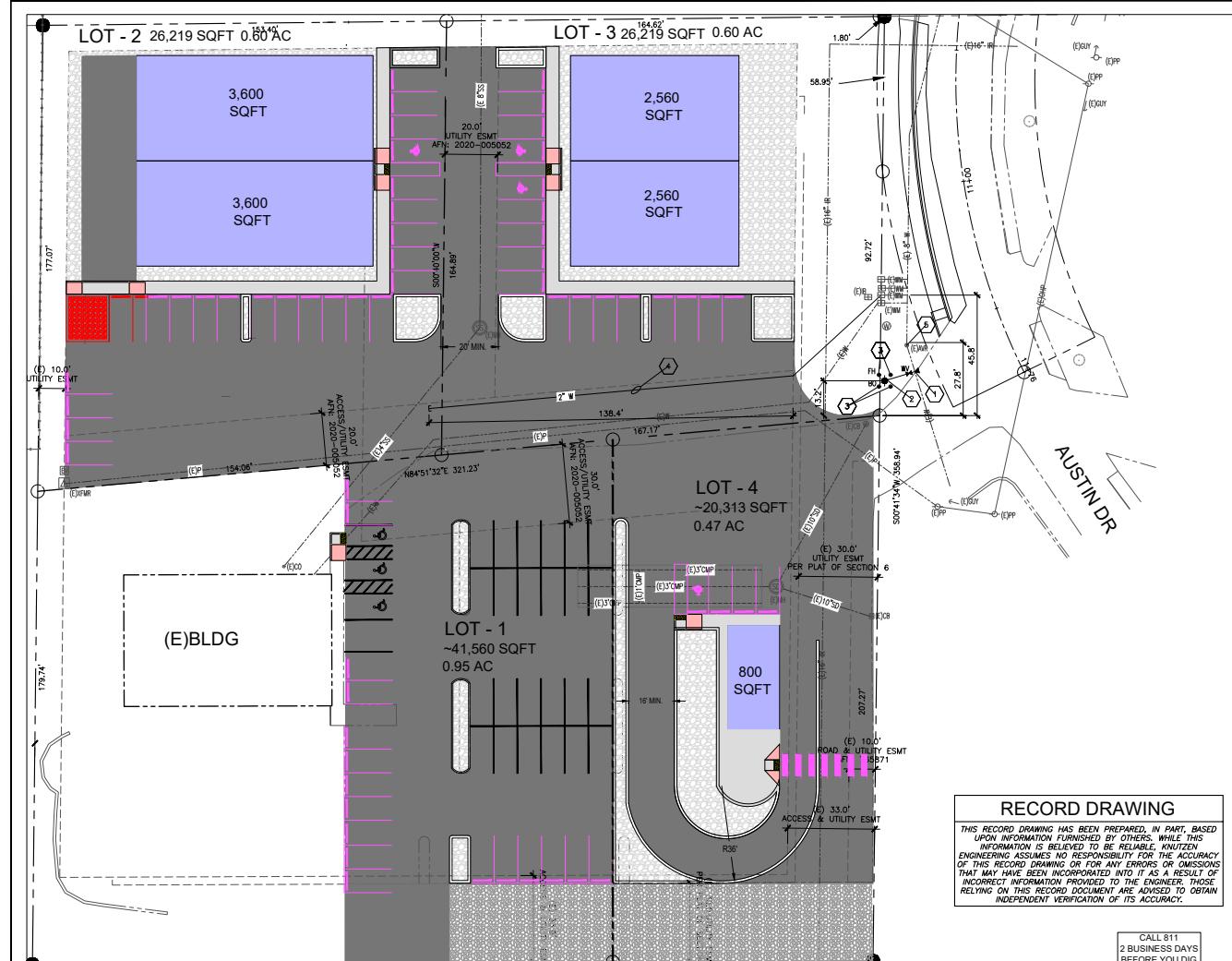
INTERIOR PHOTOS



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Drive-Thru Café Concept + Expansion Ready



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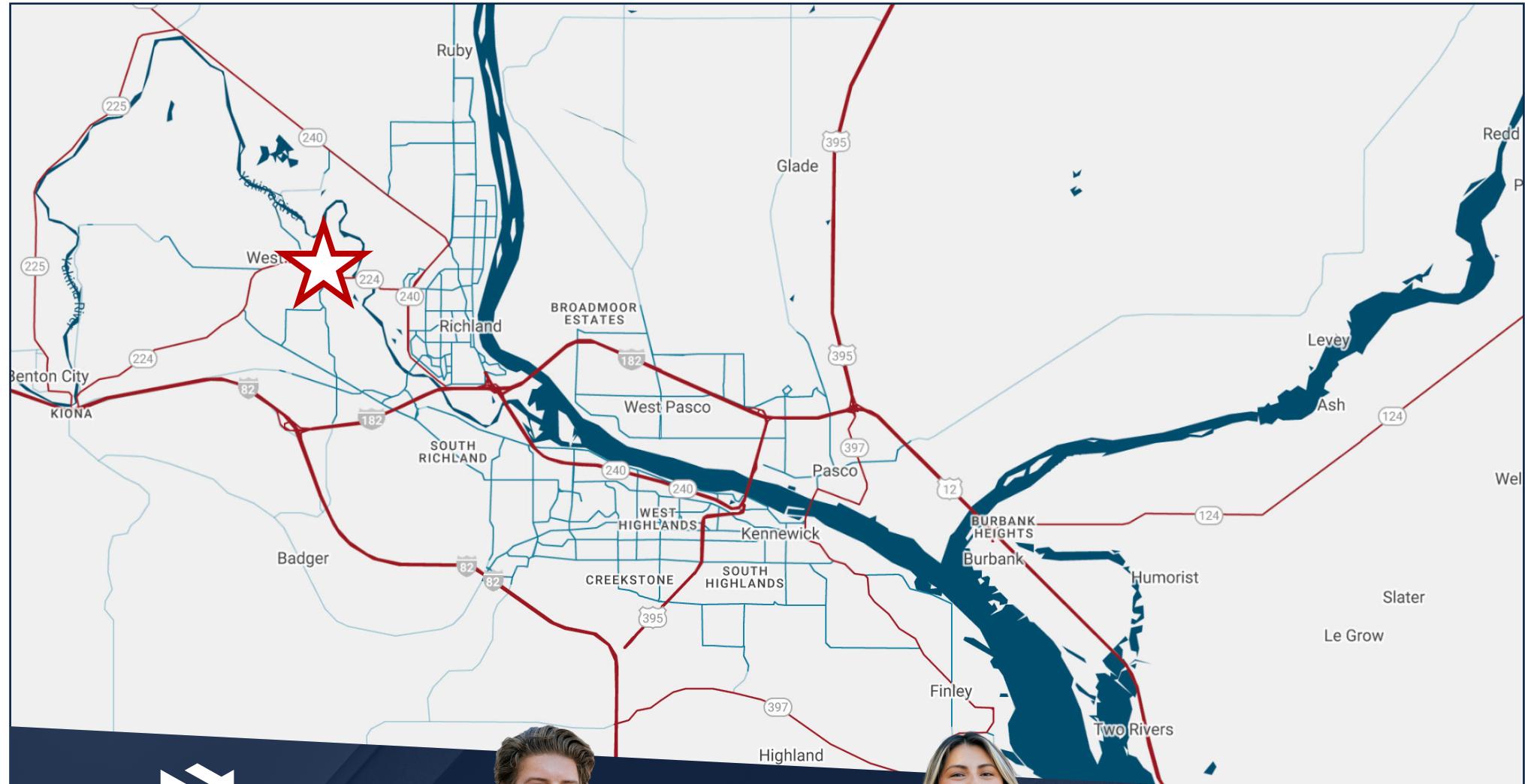
strickerCRE.com

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LOCATION



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CRE®



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