

Commercial Building For Sale

9407 NE Vancouver Mall Drive
Vancouver, WA 98662



Property Details

Price: **\$1,298,000**
SQ FT: 5,600
Zoning: CG
Lot Size: .75 Acre
Annual Income: \$73,420

Property Description

This 2-story commercial office building is located in a prime, highly desirable area of Vancouver, WA, offering exceptional visibility and access to all major highways, including I-205, SR-500, and I-5. Its strategic location makes it a convenient hub for businesses, with easy connectivity to surrounding areas. The property is an excellent investment opportunity, boasting strong potential for long-term appreciation and growth. One of the highlights is its income potential. Currently, all tenants are on month-to-month leases, allowing for flexibility in adjusting rents to market rates and maximizing income potential. Additionally, it offers great owner-user potential, with flexible space that can be customized to suit a variety of business needs. Whether you're looking to invest or occupy, this building represents a solid, high-value asset in a sought-after location.



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

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PHOTOS

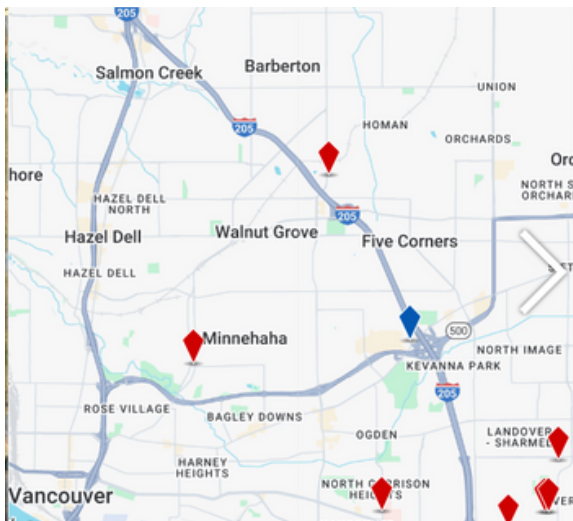


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LOCATION MAP



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