

Commercial Industrial 360 Property View

512 F St SE, Quincy, WA 98848

Listing

MLS#: **2167337**

Status: **Active (04/22/2024)**

CDOM: **407**

Listing Price: **\$747,000**

Community: **Broadway
Extended**

Area: **289 - East Grant County**

Lot Size: **.992 ac/43,206 sf**

Original LP: **\$1,350,000**

Potential Terms: **Cash Out**

Marketing Remarks



This commercial property boasts a prime location with great exposure off HWY 28 combined with commercial zoning. Property is spread across 3 lots for a total .99 of an acre, ideal for various business ventures. Location has been the home of Pioneer Metal Works Inc. for over 45 years. Established metal fabrication business creates a rare business opportunity with definite growth potential. This versatile multi-use commercial building featuring 9,240 sq. ft., 4 large bay doors ideal for various business operations from automotive services to manufacturing, and a large office space for administrative needs. Positioned in a thriving commercial hub, making it a perfect opportunity for entrepreneurs seeking ample space and strategic location.

Broker Remarks

Preliminary Title, Grant Co Title & Escrow. Agents: Showings must be confirmed prior to showing the building or property. Please do not disturb the business. Verification of Funds or current Pre-qualification prior to showings. Financials available upon request with signed confidentiality agreement. Short Term Seller Carry, 3-5 Years. Double listed see MLS: 2169955

Showing Information: **Appointment, Call Listing Office**

Offers: **Seller intends to review offers upon receipt**

Directions: **East on Hwy 28, Property on the Right.**

Broker/Brokerage Information

Broker: **Harold L. Jones (56696)**
Office: **John L. Scott Wenatchee**
Firm Document Email: wenatchee@johnlscott.com
Co-Broker: **Eric P. Russell (69670)**
Co-Office: **John L. Scott Leavenworth**
Compensation: **2.0%**
Tail Provision (Days): **365**

Broker Phone: **(509) 679-8974**
Office Phone: **(509) 662-4772**
Office Fax: **(509) 662-2700**
Co-Broker Phone: **(509) 741-0516**
Co-Office Phone: **(509) 423-7823**
Compensation Comments:

Owner Information

Owner Name: **Sharon J. Andrews**
Owner Name 2:
Owner City: **Rock Island, WA**

Owner Phone:
Phone to Show: **(509) 741-0516**

General Information

Property Type: **Commercial**
County: **Grant**
Year Built: **1950**
Lot Size: **.992 ac/43,206 sf**
Foundation: **Slab**
Approx Building SqFt: Approx Office SqFt: **9,240**
TaxID: **40667000** List Date: **10/02/2023**

Sub Property Type: **Commercial Industrial**
State: **Washington**
Effective Year Built/Source: **1950/Public Records**
Lot Size Source:
Roof: **Flat**
Approx. Warehouse/Manufacturing SqFt: **9,240**
Expir Date: **10/01/2025**

Listing Information

Possession: **Closing**
Potential Terms: **Cash Out**
Short Term Rental: **No**

Additional Property Information

Annual Taxes: **\$3,162.00**
Preliminary Title Ordered: **Yes**
Prohibit Blogging: **Yes**
Right of First Refusal: **No**
3rd Party App Required: **None**

Tax Year: **2023**
Bank/RE Owned: **No**
FIRPTA: **No**

Seller Disclosure Statement: **Provided**
Title Company: **Grant County Title**
Auction: **No**
Equitable Interest:

Common Interest Cmty: **No**

Site Information

General Zoning Class: **Industrial-Light, Retail**
Site Frontage: Depth of Lot:

Zoning Jurisdiction: **City**
Topography: **Level**

Building Information

Building Condition: **Fair**
Association Dues: **\$0.00**
Style Code: **70 - Industrial**
Exterior: **Cement/Concrete**
Loading: **4-6 Bays**
Floor Coverings: **Concrete**
Features: **Storage**

Association: **No**
Association Dues Freq:
Sewer: **Sewer Connected**
Ceiling Height:
Column Spacing:

Utility Information

Water Source: **Public**
Sewer Company: **City of Quincy**
Energy Source: **Electric**

Water Company: **City of Quincy**
Power Company: **Grant Co PUD**

Tenant Information

Total SqFt Rent:
Total Monthly Rent:
Total Monthly NNN:

Selling Information

Recent: **11/05/2024 : \$ Reduced : \$790K->\$747K**