



SALE

110 N Cascade St

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Kennewick, WA 99336

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,499,950
BUILDING SIZE:	14,632 SF
LOT SIZE:	0.683 Acres
YEAR BUILT:	1930
RENOVATED:	2009
ZONING:	Commercial General

PROPERTY OVERVIEW

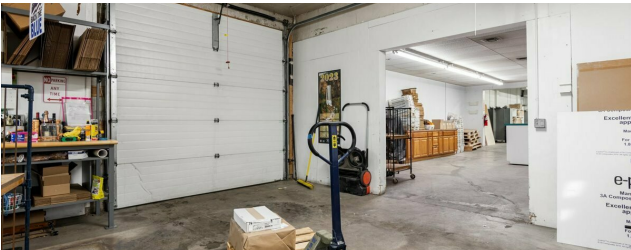
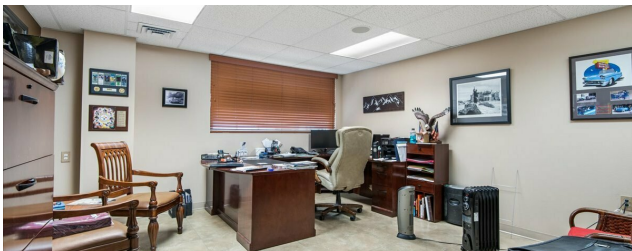
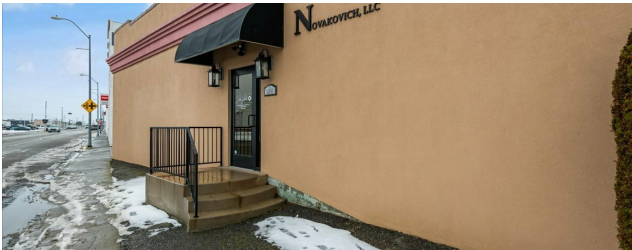
Historic Downtown Kennewick property with office/retail/industrial space. Major renovation in 2009 consisting of new roof, HVAC system, electrical and exterior stucco. The main entrance off Cascade Street offers a large, natural light-filled lobby, reception area, 3 private offices, conference room, kitchenette area, break room, storage room, private ADA restroom, 8 large open climate-controlled warehouse spaces with 12 foot ceilings and 2 rollup garage doors for easy deliveries. Upstairs is an additional 2,354 sq ft open space, overlooking downtown Kennewick, ideal for a studio apartment, additional office space or convenient storage. The property provides a separate entrance off Canal Drive (suite 120). This space was renovated in 2019. It is approximately 600 sq ft and consists of 1 private office, conference room, large open space, hallway leading to 2 private ADA restrooms and a storage area. The second parcel is used for parking, and has a 1,128 sq ft storage shed that was remodeled in 2015. Parcels not to be sold separately. All showings will require a minimum of 72 hours notice. Seller financing available.

PROPERTY HIGHLIGHTS

- Historic Downtown Kennewick
- 13,504 SF Commercial Building Plus 1,128 SF Shop
- Potential for Multi-Tenants
- Two Parcels

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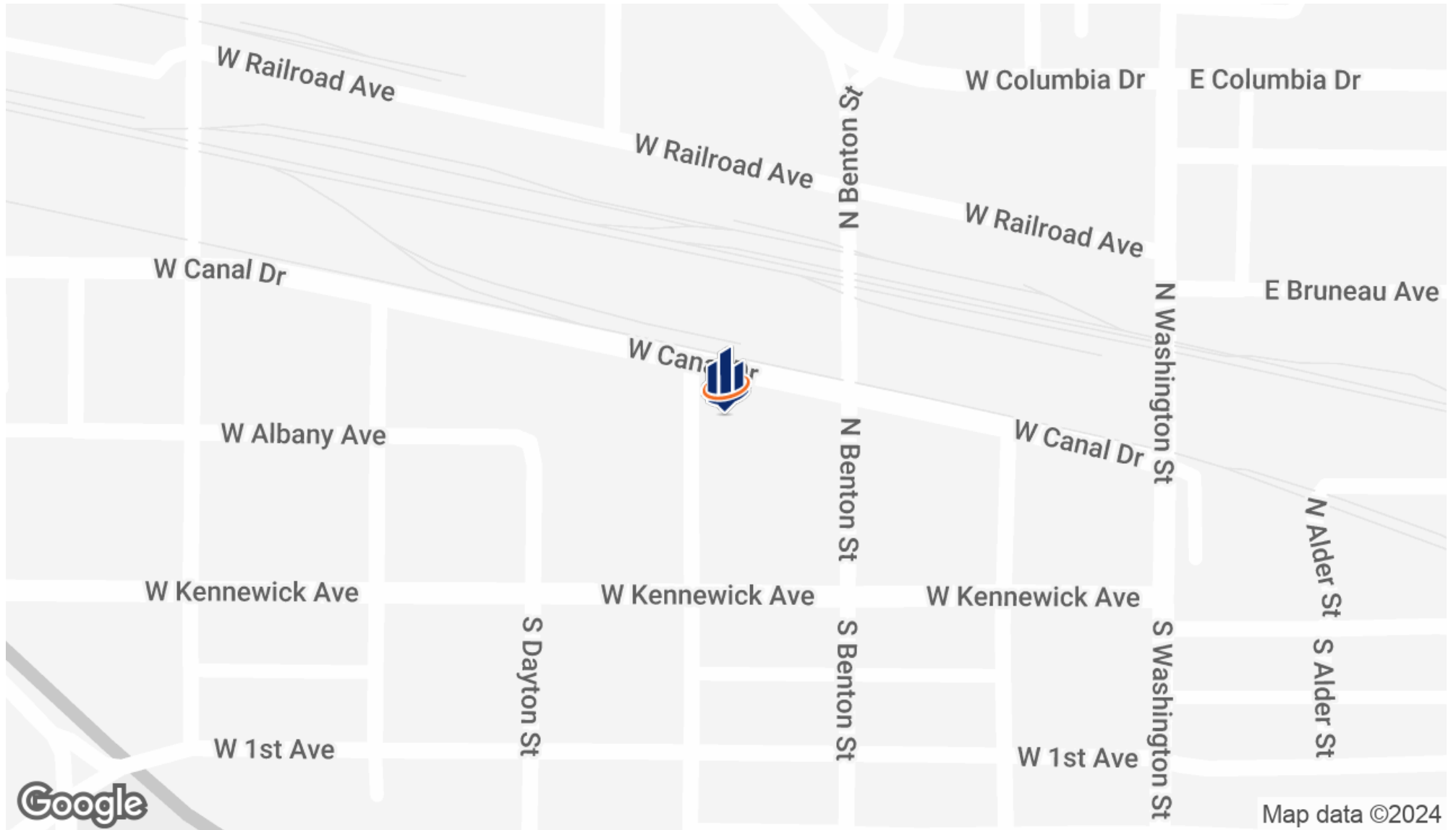
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

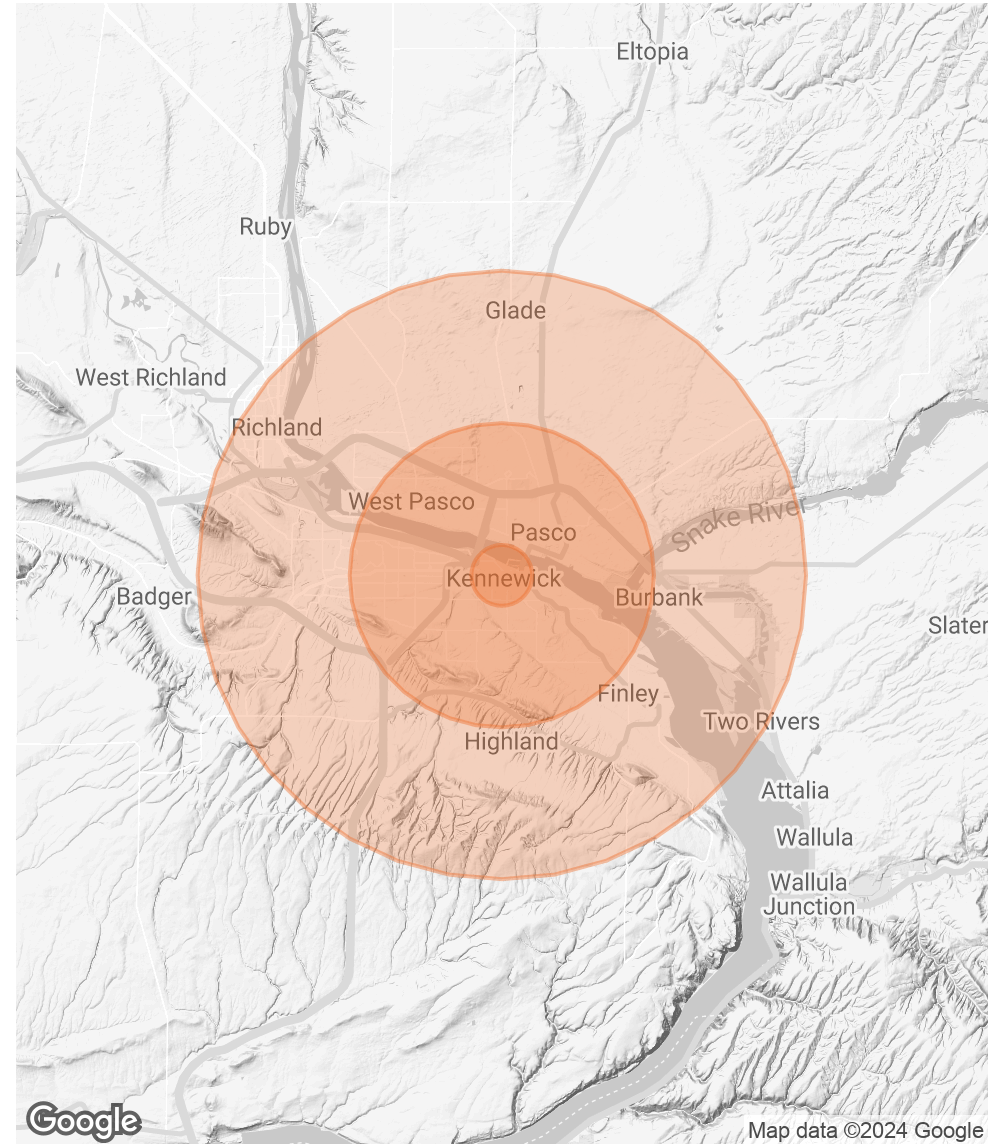
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	10,513	130,948	218,671
AVERAGE AGE	33.2	34.2	34.7
AVERAGE AGE (MALE)	33.7	33.8	33.9
AVERAGE AGE (FEMALE)	34.5	34.7	35.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,404	46,722	79,796
# OF PERSONS PER HH	2.4	2.8	2.7
AVERAGE HH INCOME	\$47,237	\$72,994	\$83,174
AVERAGE HOUSE VALUE	\$133,017	\$203,294	\$238,066

* Demographic data derived from 2020 ACS - US Census



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