

# FOR SALE

## 11715 NE 117th Ave. | Vancouver, WA 98662



**1.89 Acres**

**Sale Price: \$700,000**  
(approx. \$8.50/PSF)

**Zoning: Community  
Commercial (CC)**

**NE 119th St.**

**NE 117th Ave.**

**SITE**



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9120 NE Vancouver Mall Loop, Suite 266 • Vancouver, Washington 98662

*The information contained herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase or lease.*

## LOCATION:

**11715 NE 117th Ave., Vancouver, WA 98662**

- Located on main thoroughfare - NE 117th Ave. (Hwy 503)
- 5.6 miles north to Battle Ground
- 4 miles from SR-500
- 4.5 miles from I-205
- 12 miles to Downtown Vancouver, WA
- 20 miles to Downtown Portland, OR
- 12 miles to PDX Airport
- Many Amenities Nearby



## PROPERTY DETAILS:

- Lot Size: 1.89 Acres
- Zoning: Community Commerical (CC)
- Prime Developable Land
- Public Utilities Available
- On C-Tran Bus Route
- Daily Traffic Count - 33,000 vehicles (WSDOT 2019)
- Nearby Population: Approx. 13,000 (in 1 mile radius NE 119th St. & Hwy 503)
- Hwy 503 Frontage - 130'

## SALES INFO:

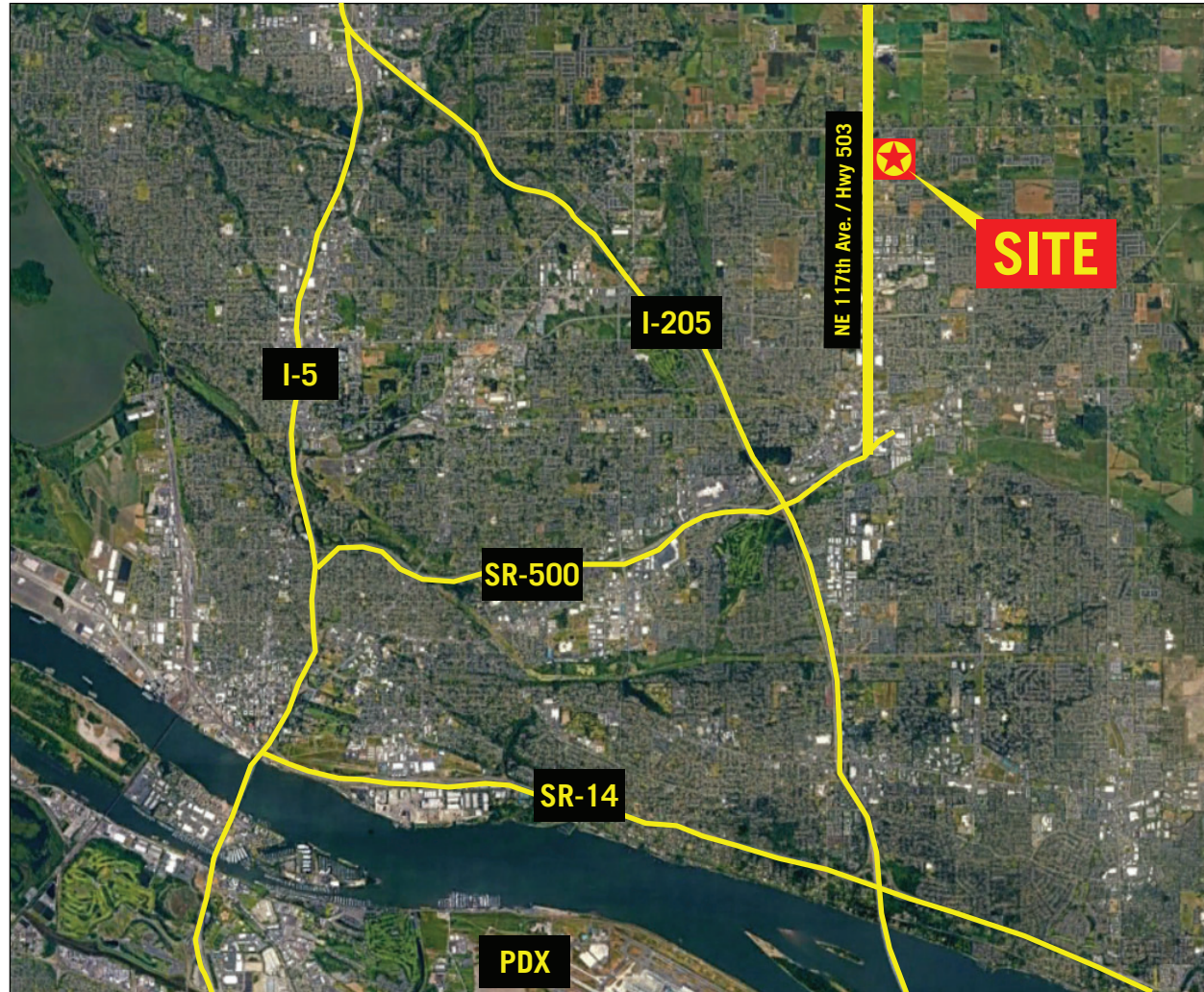
- \$700,000 (Price per SF: \$8.50)

# AERIAL MAP #1



11715 NE 117th Ave. | Vancouver, WA 98661

# AERIAL MAP #2



**Columbia  
Commercial**  
Commercial Leasing | Sales | Property Management

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