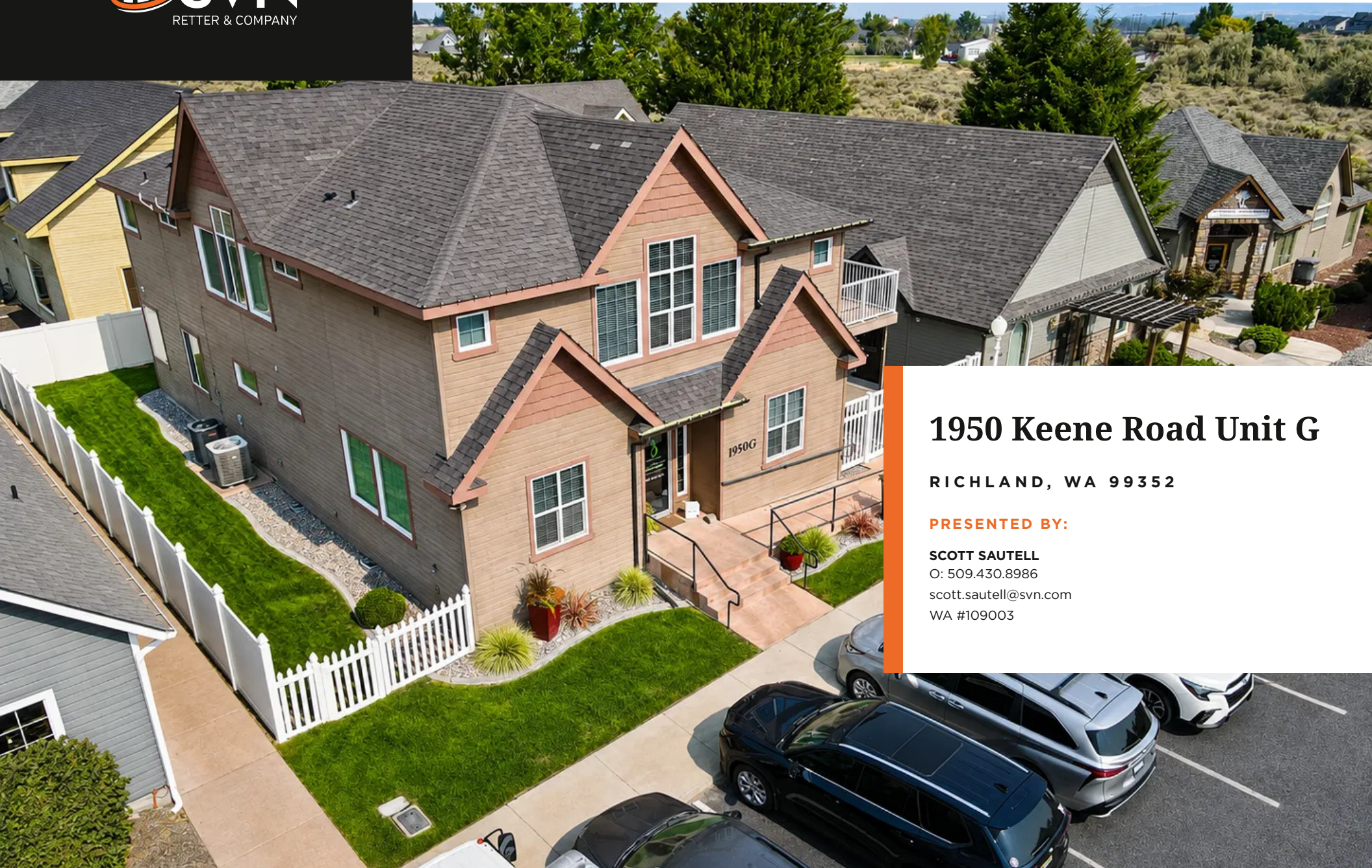




Offering Memorandum



1950 Keene Road Unit G

RICHLAND, WA 99352

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WA #109003

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Property Information

PROPERTY SUMMARY

1950 KEENE ROAD UNIT G

RICHLAND, WA 99352

OFFERING SUMMARY

SALE PRICE:	\$840,000
LEASE RATE:	\$6,000 per month (NNN)
BUILDING SIZE:	4,797 SF
AVAILABLE SF:	4,797 SF
LOT SIZE:	4,400 SF
PRICE / SF:	\$175.11

PROPERTY SUMMARY

For Sale or Lease. Sale price \$840,000 Lease price \$6,000 plus NNN

Located at 1950 Keene Road Unit G in Richland, WA, this office property presents an attractive opportunity for an owner-user or investor seeking a well-positioned commercial asset. The building offers a functional setting for a variety of professional office needs, with a layout suited to efficient daily operations and long-term occupancy. The ground level is comprised of 4 offices, reception, waiting, copy/kitchen and two restrooms. Lower level has 4 offices and storage space. The upstairs was originally designed to be living space but is currently used as office and group space. The upstairs has a upscale full kitchen. Be in the middle of the best area in the Tri Cities for office, retail and high end homes!



PROPERTY HIGHLIGHTS

- For Sale or Lease
- 4,797 total square feet
- 3 levels
- 8 total offices with the possibility of 10
- High end living space above the office
- Living space can be used as office
- Massive commercial and residential development taking place across the street
- Tri Cities most desirable area



High end finishes



Highly desirable area



Office & Living space



PROPERTY PHOTOS



ADDITIONAL PHOTOS



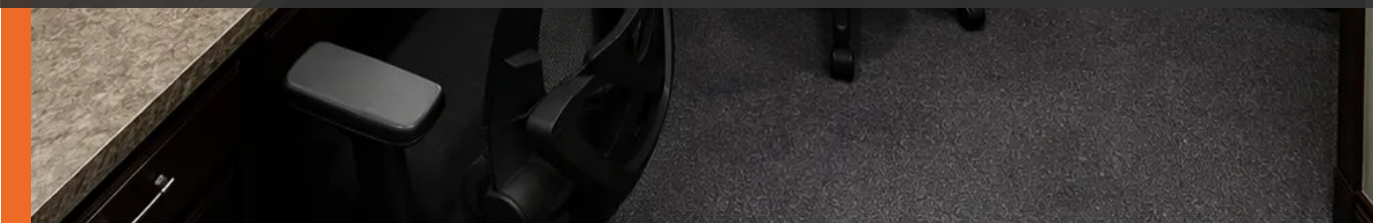
ADDITIONAL PHOTOS







Location Information



LOCATION DESCRIPTION

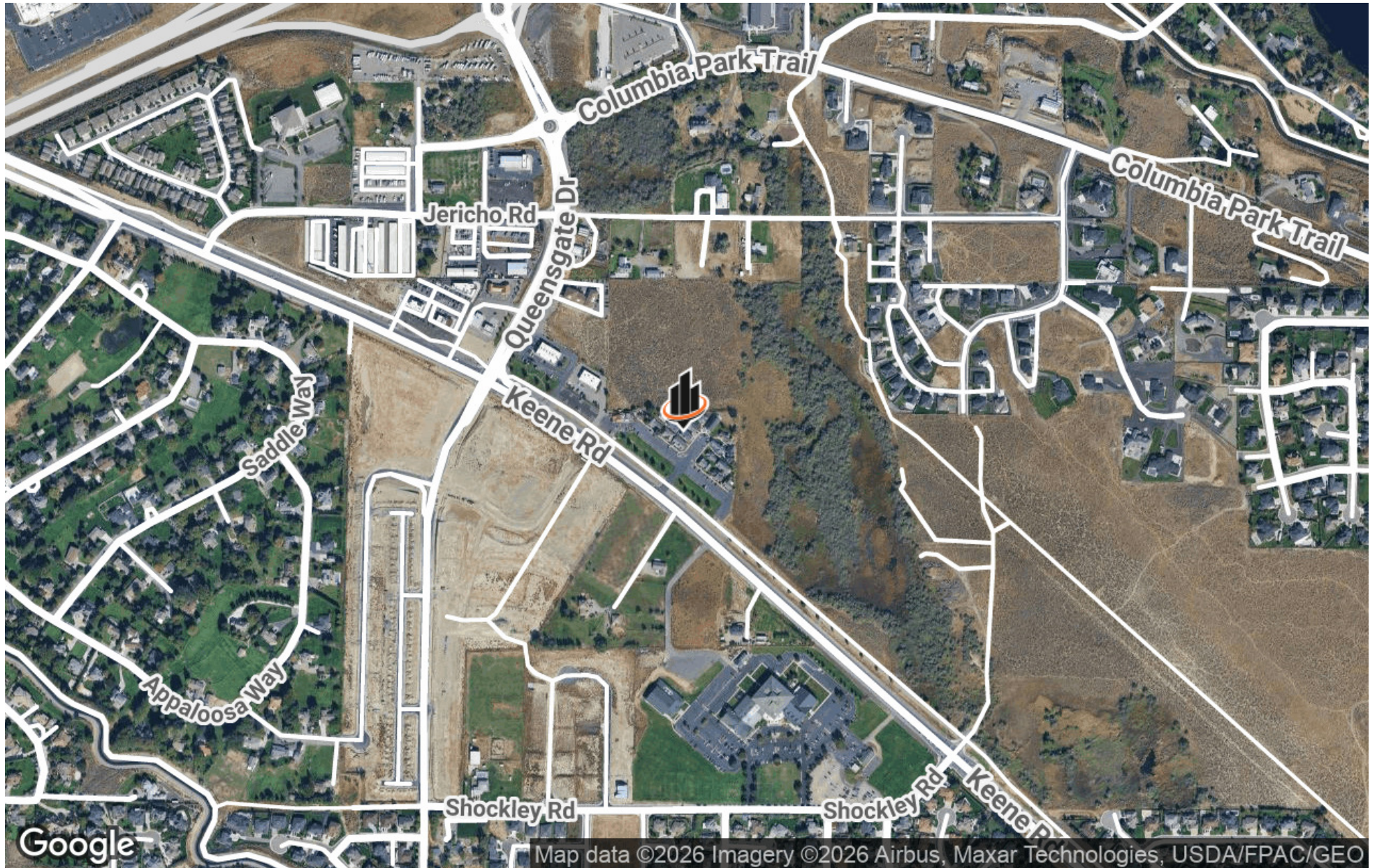
Located in the highly desirable Queensgate Village in Richland Wa.

11 1950 KEENE ROAD UNIT G | RICHLAND, WA 99352

REGIONAL MAP



AERIAL MAP





Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	338	1,383	4,568
AVERAGE AGE	40.3	38.7	38.6
AVERAGE AGE (MALE)	41.4	38.8	38.1
AVERAGE AGE (FEMALE)	42.1	42	42.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	116	477	1,638
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$224,030	\$216,823	\$204,110
AVERAGE HOUSE VALUE	\$638,667	\$599,548	\$572,034

2023 American Community Survey (ACS)

