

FOR SALE



18712 SE 1st St | Vancouver, WA 98684



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[Drone Video](#)
[ECX zoning](#)

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PROPERTY FEATURES

- Rare owner-user opportunity to purchase ±14,000 SF of commercial land within Vancouver city limits.
- ECX zoning ([Ch. 20.440 Industrial Districts | Vancouver Municipal Code](#)) supports a wide range of uses, including office, medical, light industrial, and tech-flex concepts such as R&D.
- Prime location just West of the high-growth 192nd Ave corridor, surrounded by major national retailers such as Walmart, Home Depot, Costco, and numerous other service amenities.
- Limited supply of small development parcels in this submarket such as this property enhances long-term value and appeal.
- Strong regional demographics and rapid commercial expansion make this an ideal site for long-term business positioning.
- Excellent access and visibility in one of Vancouver's most active employment and commercial hubs.
- Listed for Sale at \$499,000.

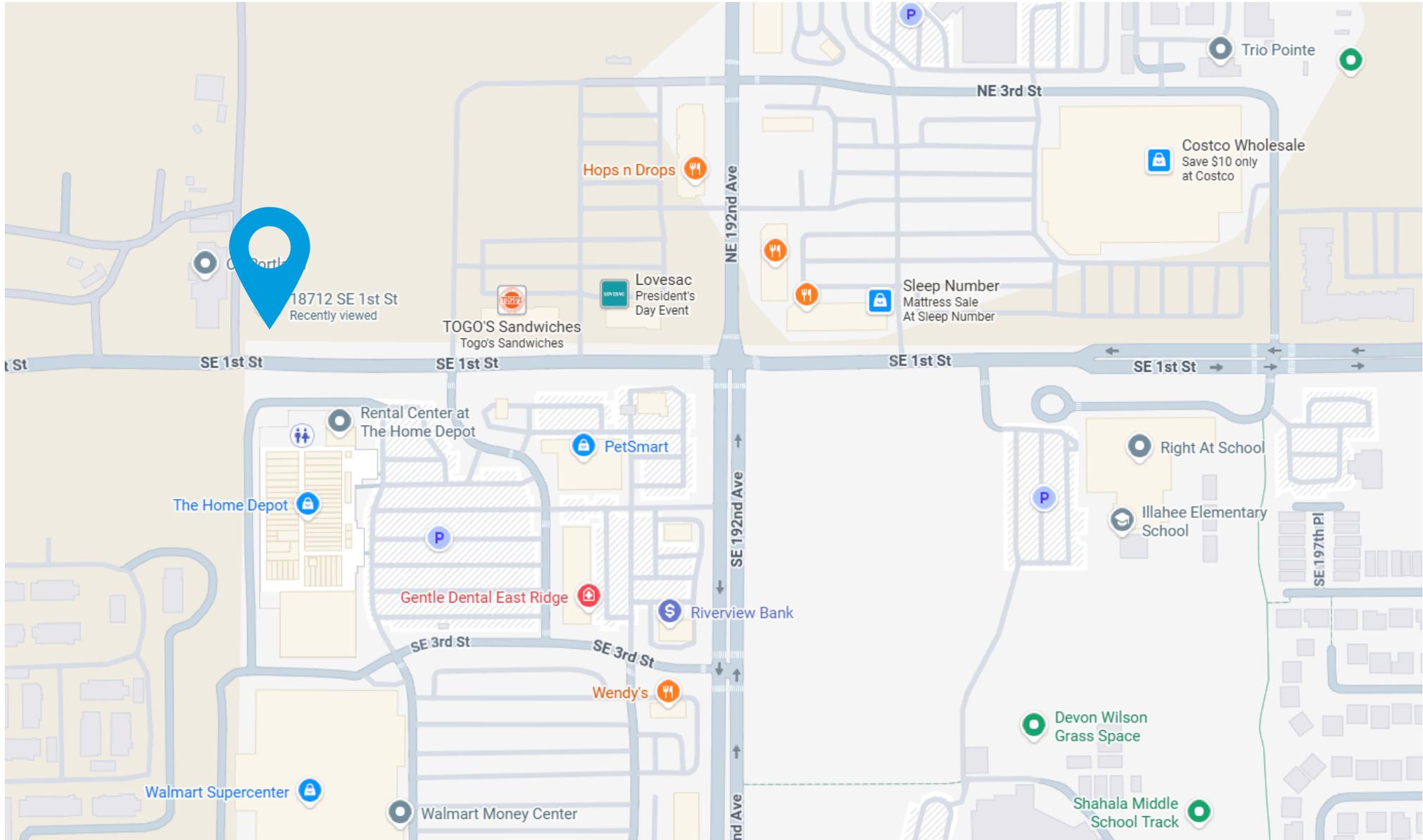




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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.