

8415 NE 8th Ave  
VANCOUVER, WA 98655

PRICE REDUCED!

FOR SALE



Jake Breeland  
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Licensed in OR & WA

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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## PROPERTY DESCRIPTION

Two stand alone buildings totaling approximately 3,850 SF. The warehouse is +/- 2,700 SF with two small offices, one restroom, and some mezzanine storage space. The office building is 1,150 SF with 2 private offices, reception area, and conference room. Ideal for contractors or warehouse/distribution users.

## PROPERTY HIGHLIGHTS

- Fully fenced property with yard and parking
- Warehouse: +/- 2,700 SF
- 4 grade level doors
- Stand Alone Office Building: 1,150 SF
- Occupancy use needs to be established
- [Zoned General Commercial \(GC\)](#)

## OFFERING SUMMARY

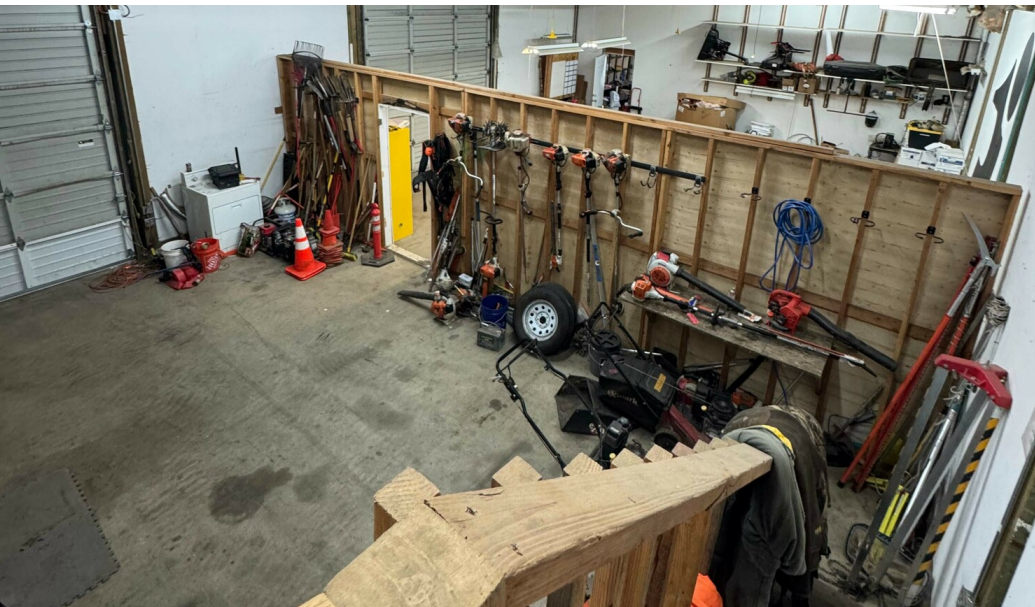
Sale Price:	\$840,000
Lot Size:	0.47 Acres



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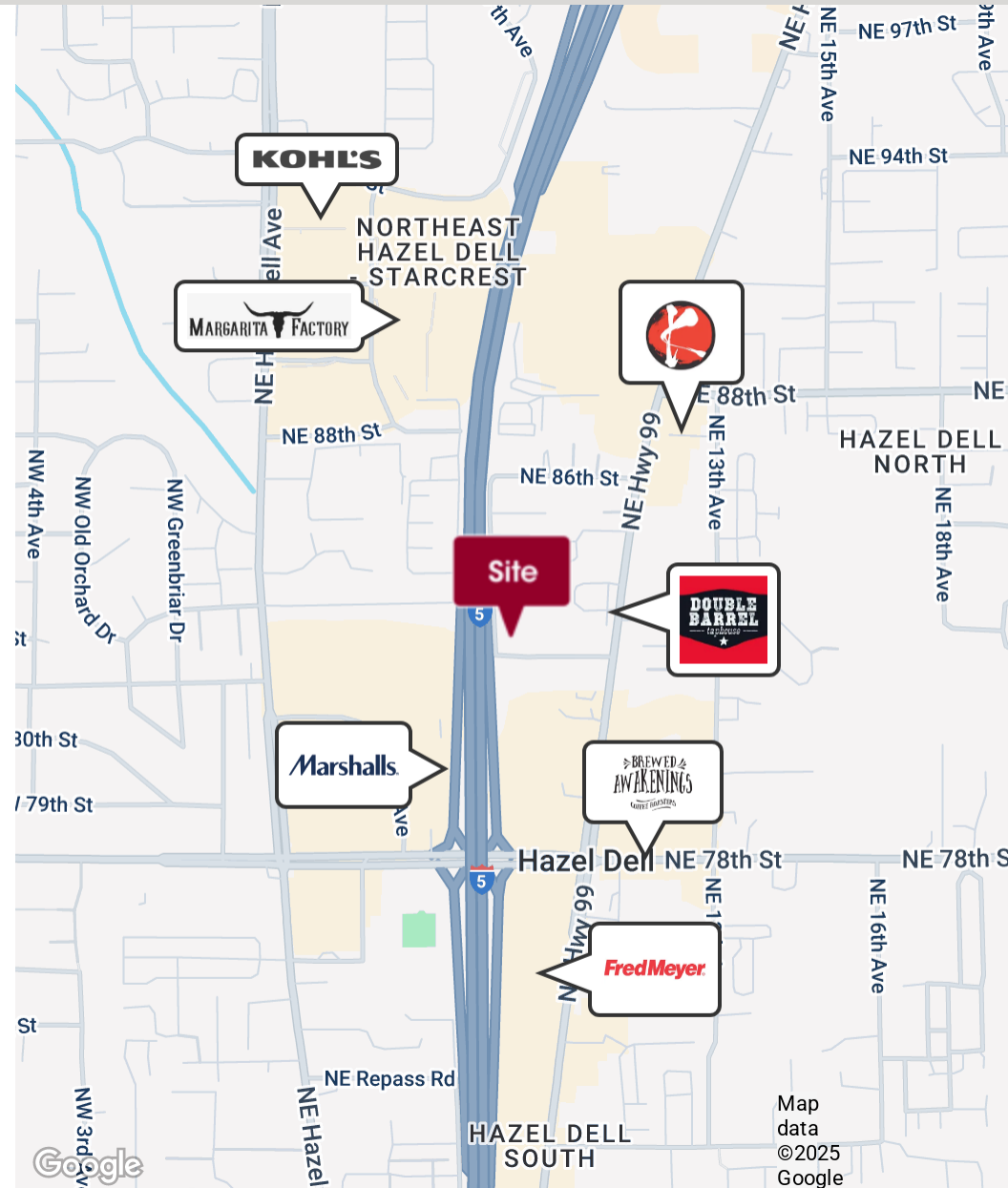
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