

FOR SALE | Commercial Redevelopment Property

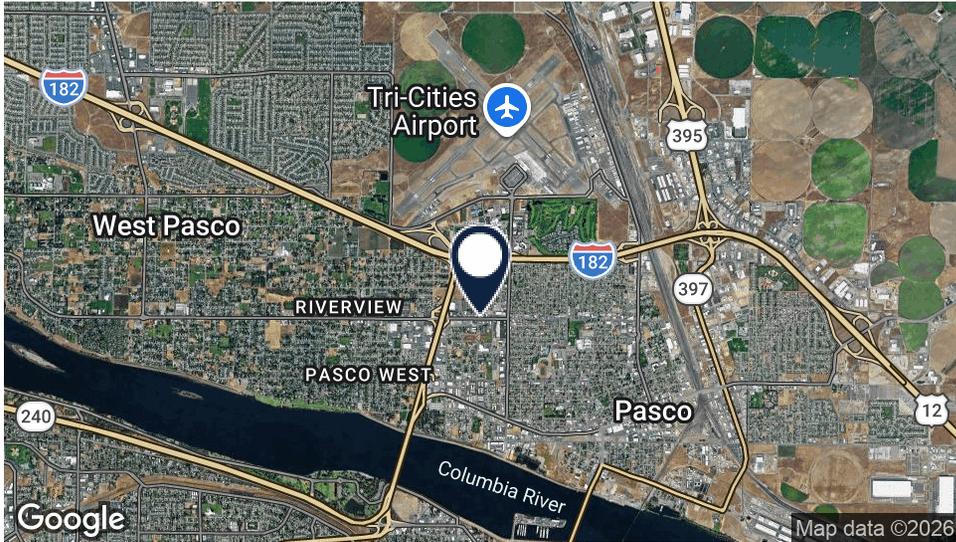


Offered at: \$1,250,000
Available: .77 Acres

2318 W Court St
Pasco, WA 99301

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Executive Summary



Sale Price	\$1,250,000
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OFFERING SUMMARY

Building Size:	6,560SF
Lot Size:	33,681 SF or .77 Acres
Price / SF:	\$190.55
Price / SF: Land Value	\$37/SF
Year Built:	1962
Zoning:	C-1
Parcel Number	119332044

PROPERTY OVERVIEW

Positioned along the high-visibility W Court Street corridor in Pasco, 2318 W Court Street offers a compelling hard corner commercial redevelopment opportunity in one of the Tri-Cities' most established trade areas. The 6,560 square foot building is currently occupied by three month-to-month tenants, providing interim income while ownership advances redevelopment plans. The site benefits from exceptional ingress and egress, strong traffic counts, and convenient access to major arterials, making it well-suited for a wide range of commercial uses seeking visibility, accessibility, and long-term viability.

The property is being offered as a land redevelopment opportunity, with no value allocated to the existing improvements. This positioning allows investors, developers, and owner-users to fully reimagine the site to meet modern design standards and highest-and-best-use potential. Whether targeting retail, medical, or mixed commercial applications, 2318 W Court Street presents a strategic infill location with flexibility, income in place, and significant upside in a growing market.

Retailer Map



Highlights



PROPERTY HIGHLIGHTS

- 6,560 SF Existing Building
- All Existing Tenants are Month-to-Month
- Built in 1962
- Zoned C-1
- Prime Pasco Hard Corner Location

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	542	1,606	5,054
Total Population	1,688	5,164	16,396
Average HH Income	\$73,989	\$74,184	\$80,719

Additional Photos



Meet The Team



CHRIS SENTZ

Broker

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