

FOR SALE

Prime Highway Commercial Land!

0 E Simcoe Drive & 0 S Roosevelt Ave, Goldendale, WA 98620



OFFERING SUMMARY

SALE PRICE:	Lot 1: \$325,000 Lot 2: Undisclosed
LOT SIZE:	Lot 1: 1.06 acres Lot 2: 1.94 acres
PROPERTY TYPE:	Commercial Land
PROPOSED USE:	Development
ZONING:	Hwy Commercial
NUMBER OF LOTS	Two (2)
APN/Parcel ID:	04-16-2123-0201/00 & 04-16-2123-0202/00

PROPERTY HIGHLIGHTS

- ❖ **PRIME Highway Commercial Land!**
- ❖ **SELLER WOULD BE OPEN TO CARRYING A NOTE!**
- ❖ **E Simcoe Drive borders the North side of Lot 1**
- ❖ **S Roosevelt Avenue borders the West side of Lot 1 & is only 1,000 feet from Hwy 97. Lot 2 is below Lot 1.**
- ❖ **Dollar General store borders Lot 1 on the East**
- ❖ **Nearby on E Simcoe Dr are McDonalds, Papa Johns, Ayutla's Mexican Restaurant, Quality Inn & Suites and Chevron gas station.**
- ❖ **Properties ideal for: Retail, Auto, QSR, Office, etc.**
- ❖ **Buyers to do their own Due Diligence**
- ❖ Preferred escrow: Ticor Title – Candice Weischedel
- ❖ Email Admin@BradleyKingCRE.com for Development Package and send all offers here too
- ❖ Call Bradley King at 503-313-8262 with any questions.

kw PORTLAND PREMIERE
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