

# Office For Sale

10317 NE 13th Ave  
Vancouver, WA 98686



## Property Details

List Price: \$525,000  
Acreage: 0.29 AC  
Zoning: GC  
Size: 1,205 sq feet  
Bed / Bath: 3 Bed / 1 Bath

## Property Description

.29 Acre level lot with a 1,200 SF home on this GC (General Commercial) lot. Room to partition and build on the back or to add a shop with the home being converted to the office.



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## INTERIOR

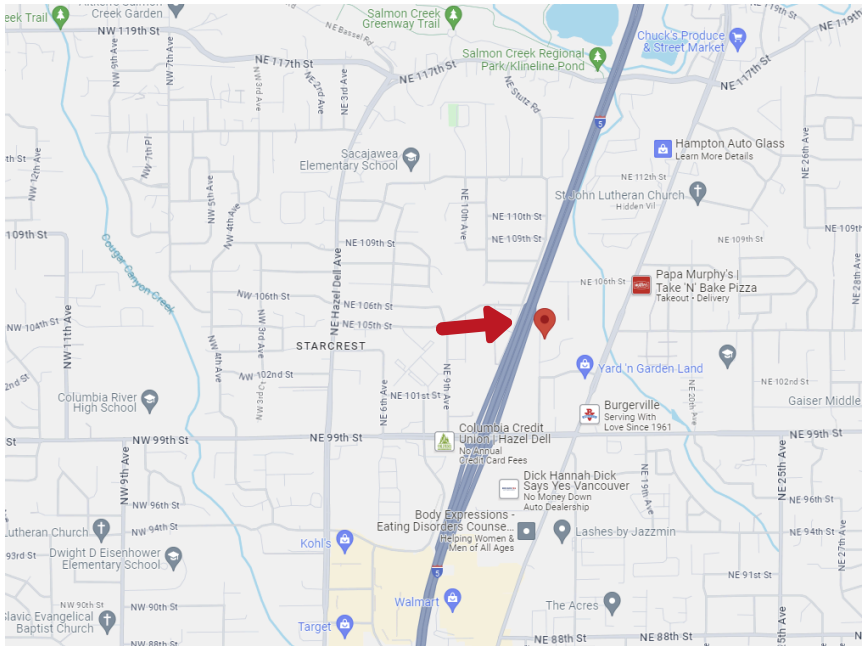


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## LOCATION MAP



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## REGIONAL INFORMATION

### ABOUT VANCOUVER, WASHINGTON

**Population:** 190,915

**County:** Clark County

Situated north of Portland and south of Sound, Vancouver, Washington is where being in between feels just right. The city's roots originated on the Columbia River's north shore, where the Pacific Northwest's first indigenous inhabitants started a diverse and thriving community. Now that growth presents itself in our innovative waterfront, friendly and walkable downtown, and easy access to Mount St. Helens, the Columbia River Gorge, and the Pacific Coast.

As of the 2020 census, 190,915 people, and 75,663 households in the county. The population density was 3,917.2/sq mi. The racial makeup of the city was 76.5% White, 2.3% African American, 0.6% Native American, 5.5% Asian, 1.6% Pacific Islander, and 9.1% from two or more races. Hispanic or Latino people of any race were 14.7% of the population.

The average household size was 2.46 people.

22.1% of the population were under 18, and 6.2% were under 5. 15.7% of people were older than 65. The gender makeup of the city was 50.6% female, and 49.4% male.

The median household income was \$67,462, but the per capita income was \$36,053. 12.7% of the population was below the poverty line.



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