

FOR SALE

2820 E Street | Washougal, WA 98671



Paul Young

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[Drone Video](#)

[Community Commercial zoning](#)

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PROPERTY FEATURES

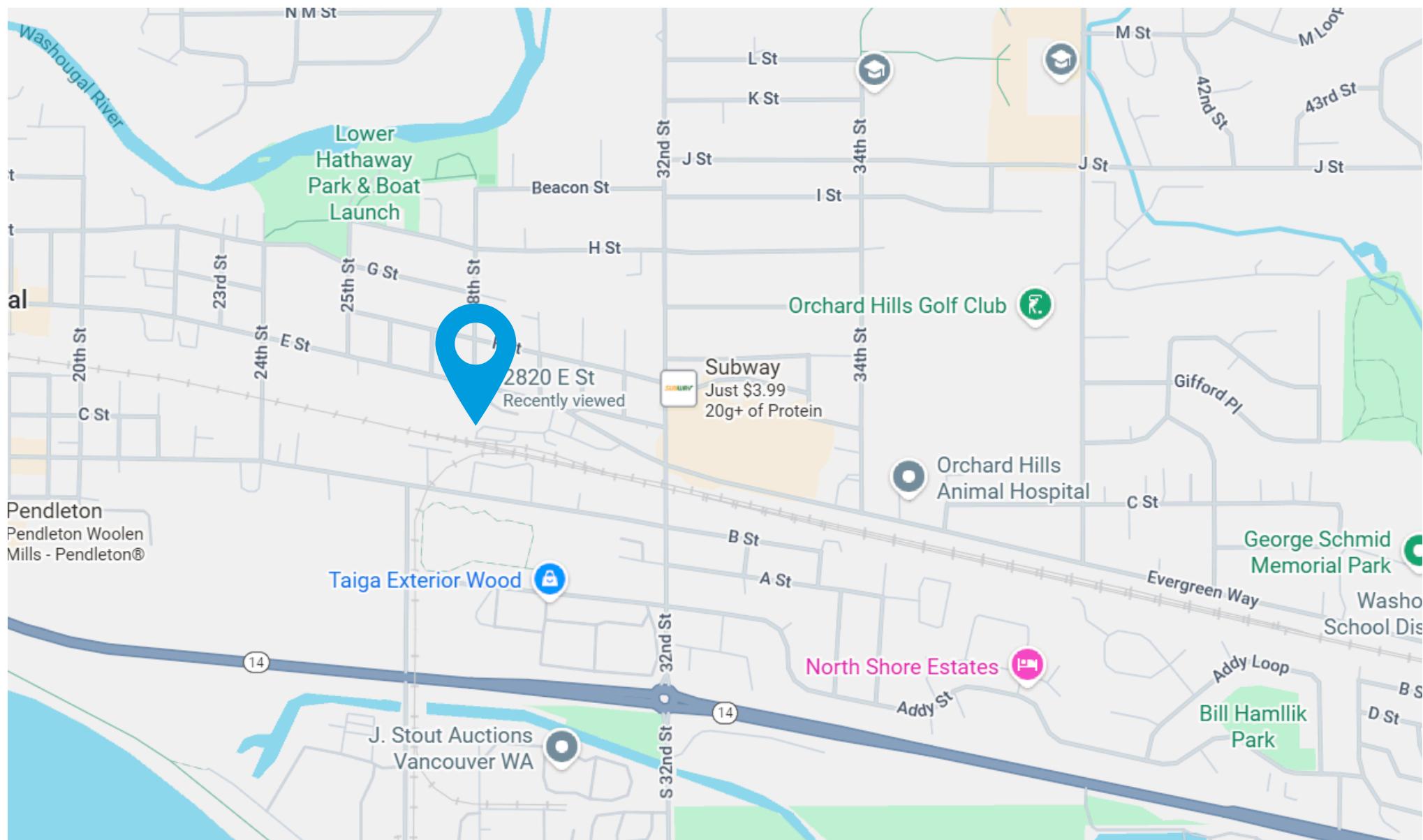
- Unique opportunity to purchase two large flex buildings or redevelopment site in the growing Washougal area.
- The site consists of 2 main buildings totaling over 20,000 SF in size with ceiling heights ranging from 16 to 22 feet.
- Currently used as a lumber yard and hardware store, the 1.65 acres site lends itself to a wide range of uses.
- The Community Commercial zoning area includes office, retail, and hospitality uses as well as some mixed-use development. ([CC Zoning Code](#))
- Site also includes a 2-bed single family residence currently rented for \$1,400/month.
- Priced well below replacement cost with an asking price of \$2,800,000 (or approx. \$139/SF).
- NOTE: Current business not included in sale, but owner will entertain the sale of the business opportunity as well. Please do NOT disturb the employees onsite.



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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.