

FOR SALE



18712 SE 1st St | Vancouver, WA 98684



Paul Young
Windermere Northwest Living

paulyoung@windermere.com
360-560-3165
paulyoung.withwre.com



LaVern Heiner
Windermere Northwest Living

brokers@heinerrealtors.com
360-607-1950
heinerrealtors.withwre.com

[Drone Video](#)

[Institutional/Campus Zoning](#)

FOR SALE



18712 SE 1st St | Vancouver, WA 98684

PROPERTY FEATURES

- Rare owner-user opportunity to purchase ±14,000 SF of commercial land within Vancouver city limits.
- IC zoning ([IC | Vancouver Municipal Code](#)) supports a wide range of uses, including office, medical, retail and mixed use residential.
- Prime location just West of the high-growth 192nd Ave corridor, surrounded by major national retailers such as Walmart, Home Depot, Costco, and numerous other service amenities.
- Limited supply of small development parcels in this submarket such as this property enhances long-term value and appeal.
- Strong regional demographics and rapid commercial expansion make this an ideal site for long-term business positioning.
- Excellent access and visibility in one of Vancouver's most active employment and commercial hubs. Owner will also consider Built-to-Suit
- Listed for Sale at \$499,000.

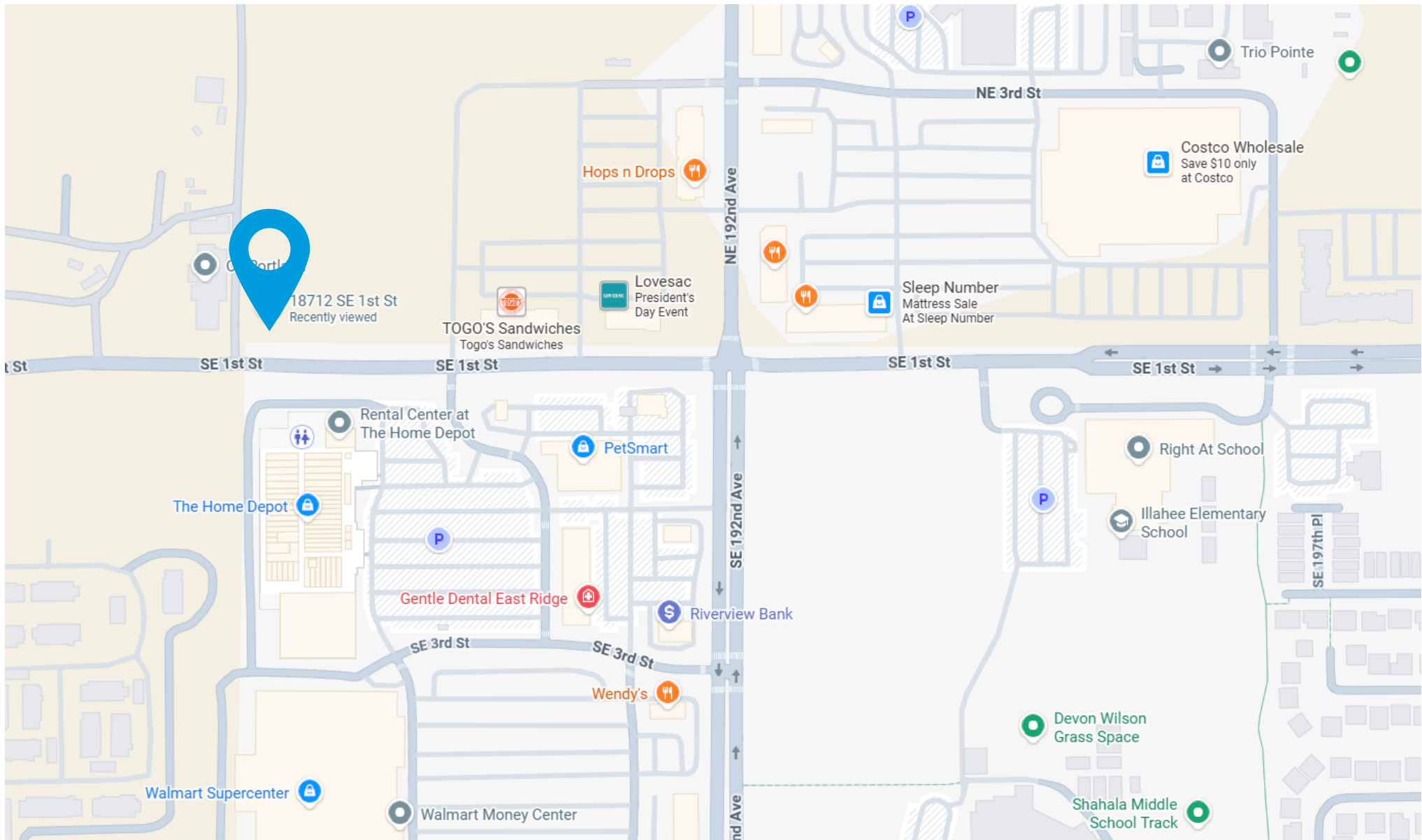




Paul Young
WINDERMERE NORTHWEST LIVING
(360) 560-3165
paulyoung@windermere.com
paulyoung.withwre.com



LaVern Heiner
WINDERMERE NORTHWEST LIVING
(360) 607-1950
brokers@heinerrealtors.com
heinerrealtors.withwre.com



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.