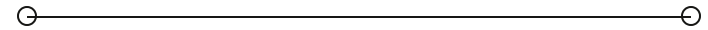


**SALE**

**3021 W Clearwater Ave**

**3021 W CLEARWATER AVE**

Kennewick, WA 99336



**PRESENTED BY:**

**JAMES WADE**

O: 509.737.9429

james.wade@svn.com

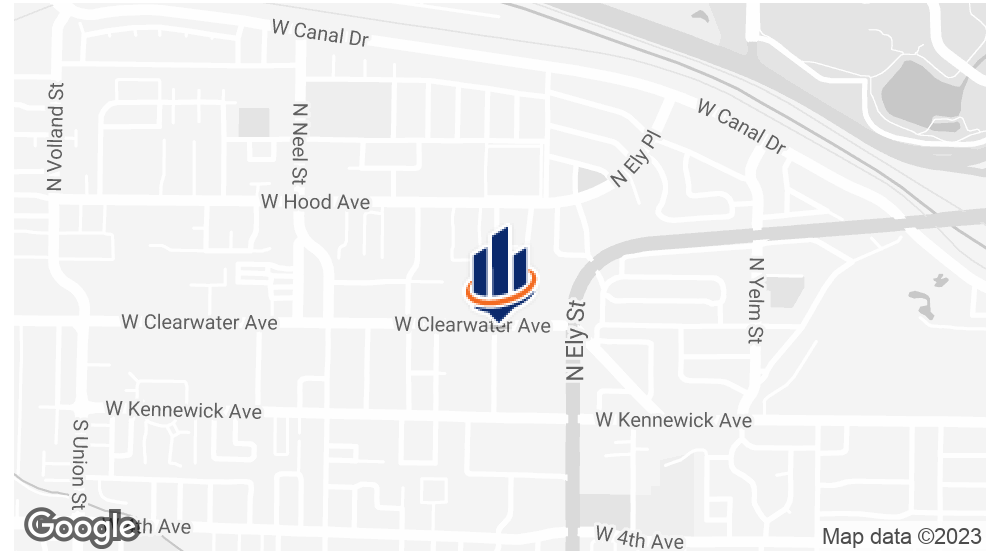
**SCOTT HOWELL**

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scott.howell@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>BUILDING SIZE:</b>	7,235 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.6 Acres
<b>PRICE / SF:</b>	\$186.59
<b>YEAR BUILT:</b>	1978
<b>RENOVATED:</b>	2016
<b>ZONING:</b>	Commercial General

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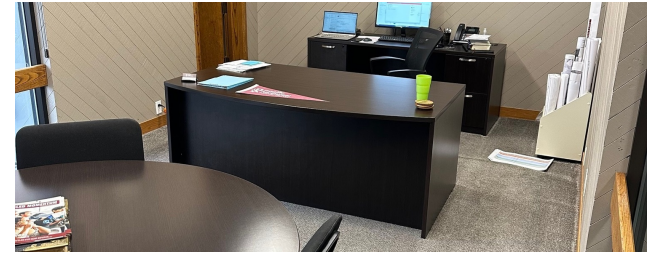
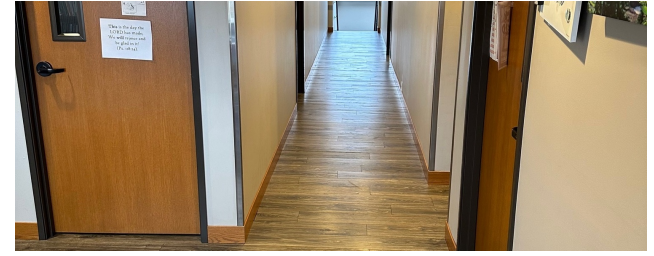
## PROPERTY OVERVIEW

Signalized Corner lot on Clearwater with huge sign, ample parking, and highly remodeled. Interior features elevator, large bathrooms, offices and open are for classrooms or retail. Building was highly remodeled and in good condition. Board of Directors must approve sale and occupancy TBD. Please do not disturb Tenant.

## PROPERTY HIGHLIGHTS

- Signalized Intersection on busiest Ave in Kennewick
- Great Signage
- Newly remodeled

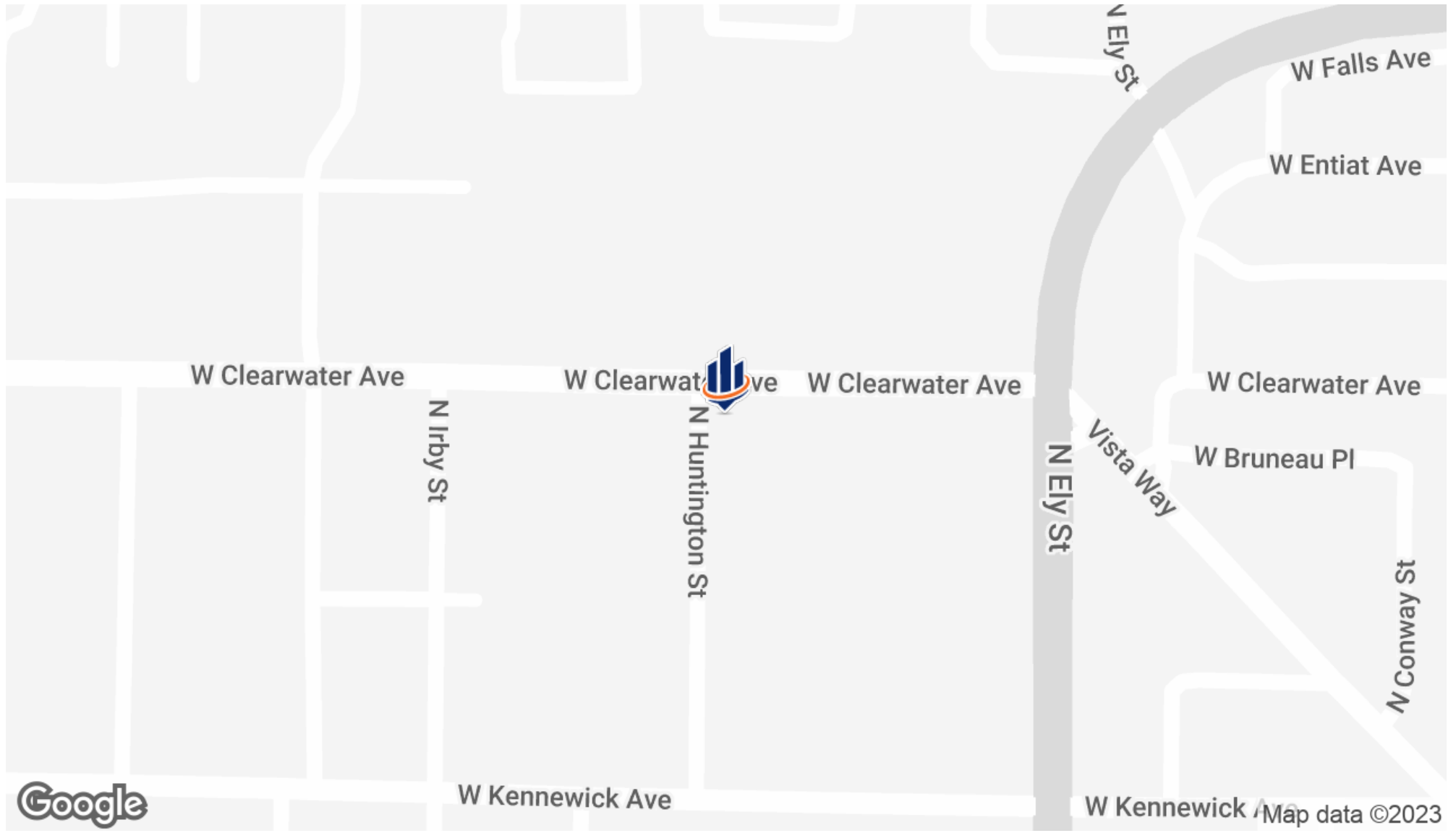
# ADDITIONAL PHOTOS



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# LOCATION MAP



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