

FOR SALE



7806 NE 117TH AVE | VANCOUVER, WA 98662



Paul Young

Windermere Northwest Living

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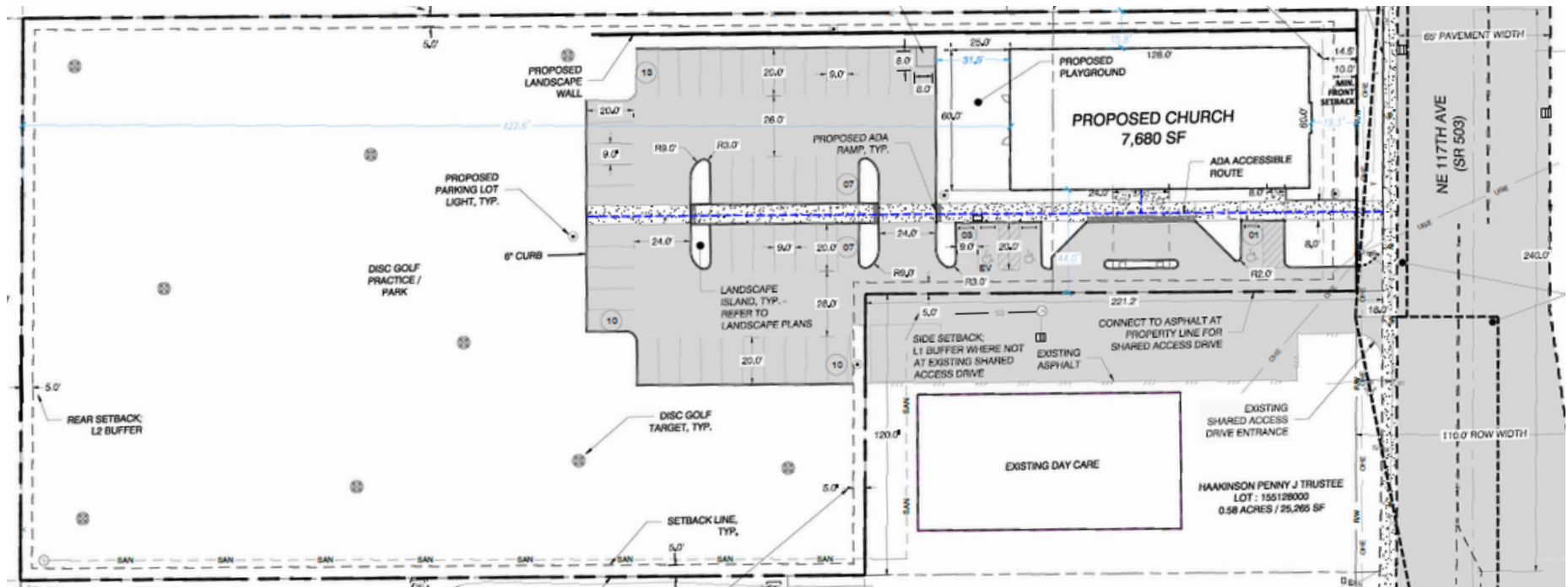
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PROPERTY FEATURES

- Rare opportunity to purchase two parcels totaling ± 2.56 acres with flat, usable topography and strong street frontage along NE 117th Ave/SR-503.
- Community Commercial (CC) zoning supports a wide range of commercial uses including retail, office, medical, service, and community-oriented development (Community Commercial Code)
- Reports & studies available upon request
- Extensive pre-development work completed by the current owner (Bridgeway Baptist Church), including full civil engineering, site planning, and multiple agency reviews/approvals which presents a major time and cost savings for any future developer.
- High-visibility corridor with almost 35,000 VPD and strong surrounding residential density, ideal for neighborhood commercial, office, medical, daycare, fitness, or other community-serving uses.
- Offered for sale at \$1,500,000 (or approximately \$13.45/SF).

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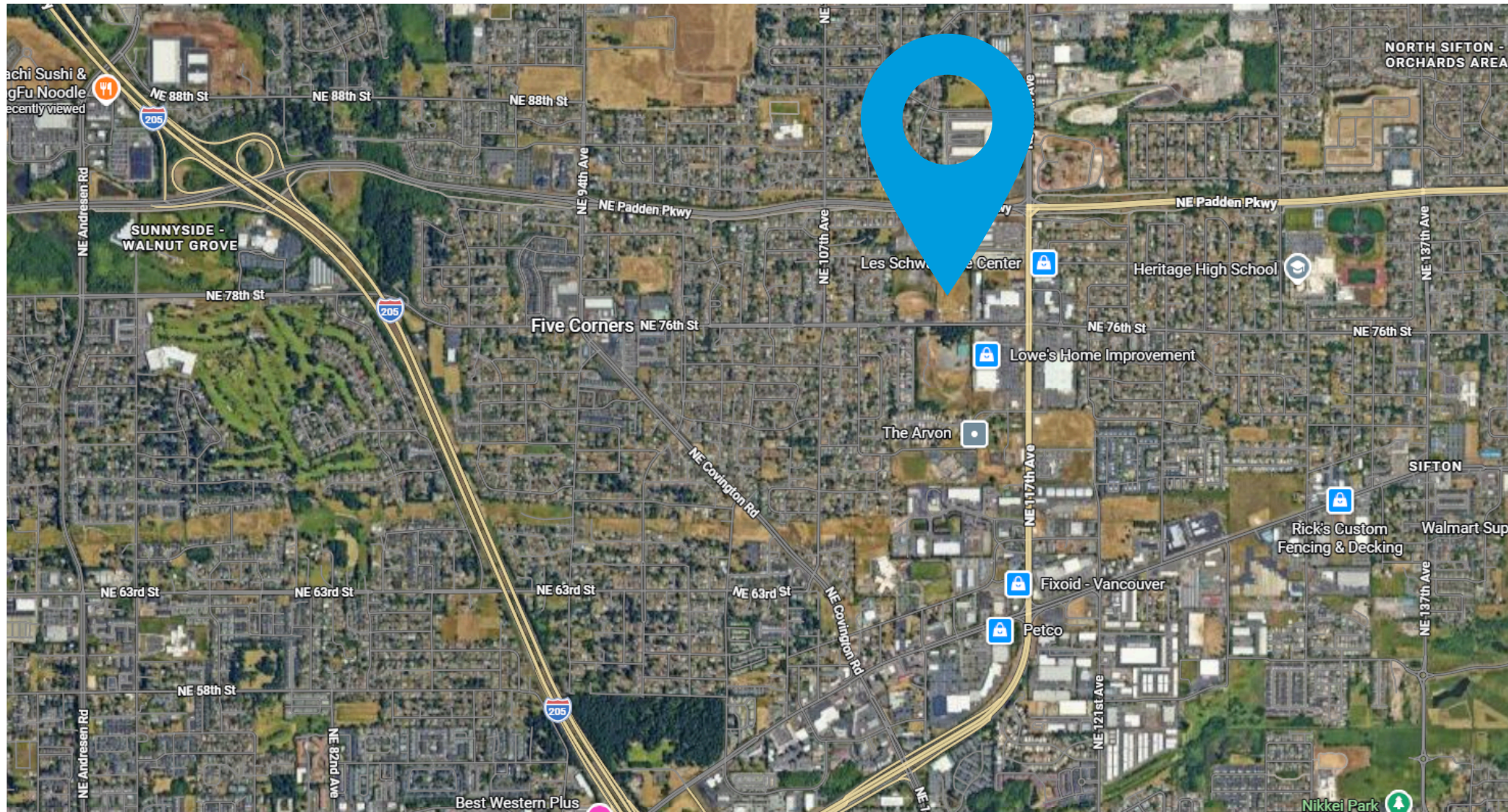


LOCATED IN THE HEART OF VANCOUVER

Situated in Vancouver's Five Corners neighborhood, this property offers convenient access to both the I-205 corridor and the broader Vancouver/Clark County area.



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CONVENIENCE AT EVERY CORNER

The property sits right off NE Padden Parkway near NE 117th Ave, with easy access to SR-503, I-205, and nearby retailers including Lowe's and Costco.