



Listing Information Packet

**COMMERCIAL BUILDING
635 N. 13th Avenue
Walla Walla, Washington
\$650,000**

Listed By:

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This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

Associated Appraisers of Walla Walla, LLC

*2 West Main Street
Walla Walla, WA 99362
Firm #21010246*

**635 N. 13th Avenue
Walla Walla, Washington**

PROPERTY DESCRIPTION

Associated Appraisers of Walla Walla, LLC is pleased to present for sale a commercial building within the HI-Heavy Industrial zone. Built in 1994, the building is 5,000 square feet total, with 3,500 square feet cold storage and 1,500 square feet office/retail area, currently leased as a winery. Excellent location, access, and secure fencing provide the ability for a variety of uses.

The cold storage warehouse floors are concrete, and the walls and ceiling are foam insulation panels. The tank/barrel room has a 14 foot roll-up door, and the ceiling are 16 feet at the eaves. Lighting is provided from ceiling mounted fixtures. Cooling is provided from ceiling mounted chillers.

The office area consists of a tasting room, private office, one ADA-accessible restroom, lab, kitchen, and a breakroom. The floors are tile, walls are a combination of painted drywall and reclaimed wood, and the ceilings are painted drywall and acoustical tile. Lighting is provided from recessed and ceiling mounted fixtures. HVAC is from a gas forced air system.



**635 N. 13th Avenue
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Google Earth Map

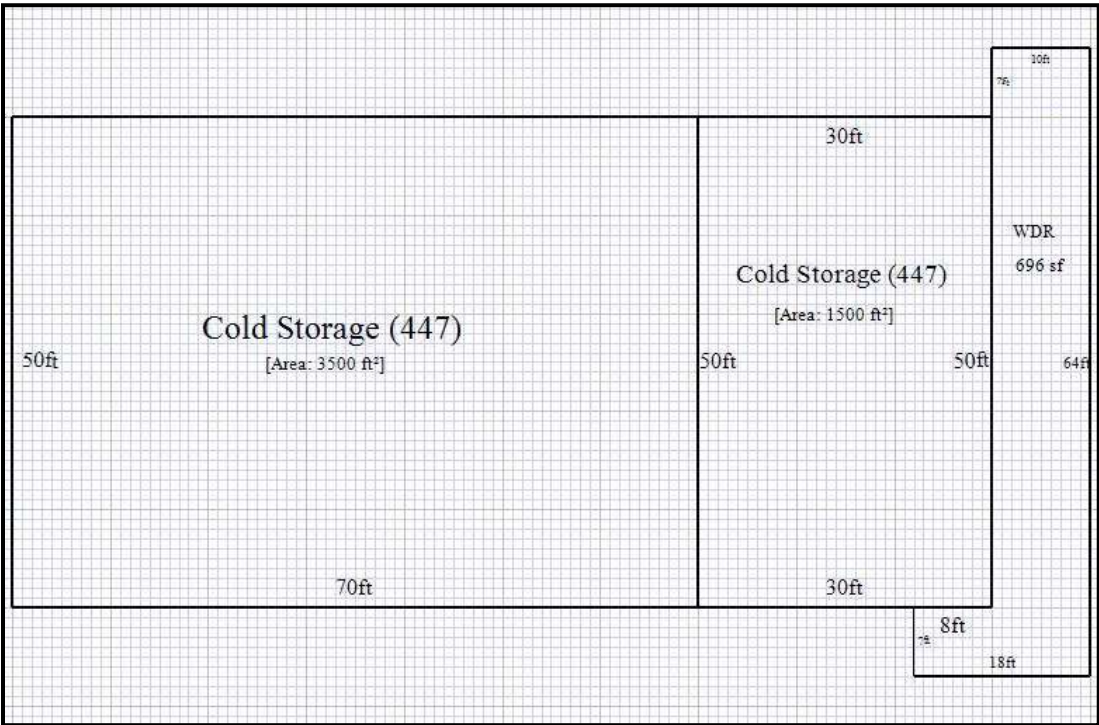


635 N. 13th Avenue
Walla Walla, Washington

Walla Walla County Map



Walla Walla County Sketch



**635 N. 13th Avenue
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Property Photos - Exterior



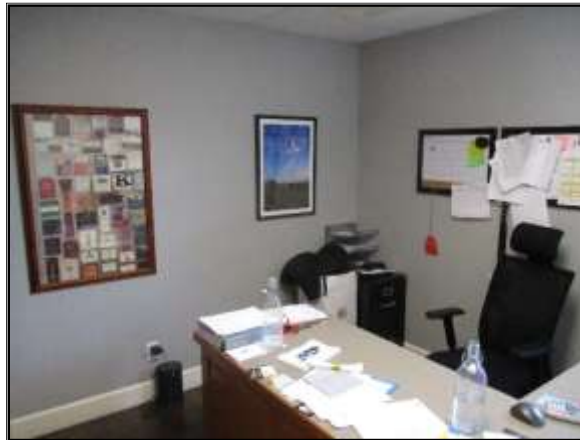
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Property Photos – Retail/Tasting Room



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Property Photos – Main Floor Offices



Property Photos - Kitchen



**635 N. 13th Avenue
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Property Photos – Mezzanine



Property Photos - Lab



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Property Photos – Storage, Case Goods



Property Photos – Storage, Tank/Barrel Room



635 N. 13th Avenue
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Property Photos – Utility Systems



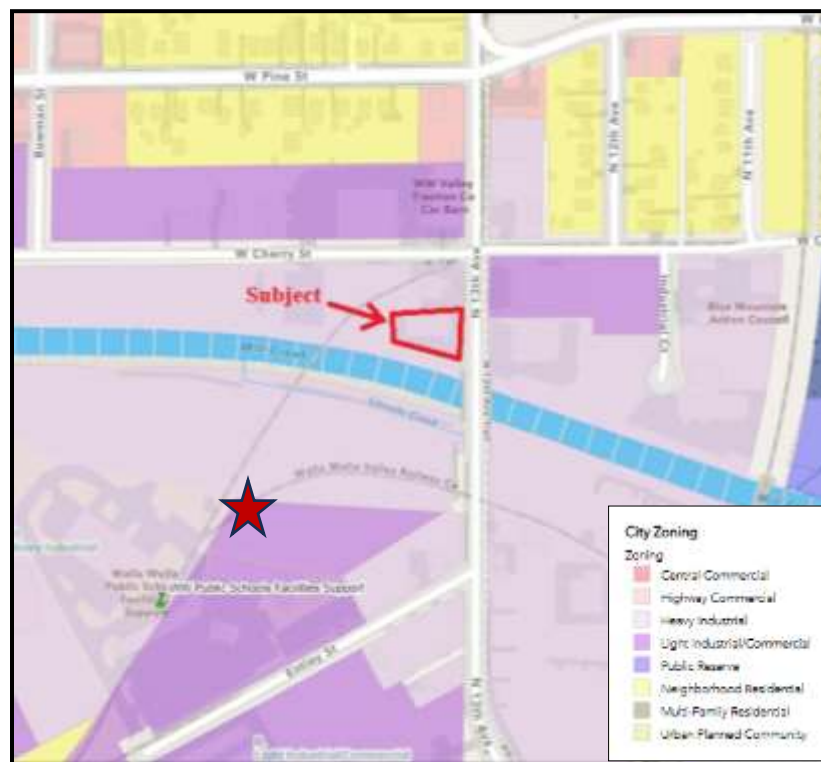
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COUNTY ASSESSED VALUE AND TAXES

Parcel	2025 Market Assessed Value			2026
<u>Number</u>	<u>Land</u>	<u>Improve.</u>	<u>Total</u>	<u>RE Taxes</u>
36-07-19-34-0018	\$ 97,700	\$ 413,500	\$ 511,200	\$ 4,996.32

ZONING

The City of Walla Walla zoning for the site is **IH – Heavy Industrial**.



LEGAL DESCRIPTION

Commencing at the Southeast corner of Lot 4 of a Short Plat for Allen Ketelsen filed in Volume 2 of Short Plats at Page 178, records of Walla Walla County Auditor, said corner being the TRUE POINT OF BEGINNING; thence North 00° 30' 49" East along the East line of Lot 4 and Lot 3 of said Short Plat, 130.00 feet; thence South 90° 00' 00" West, parallel to the North line of said Lot 4, 182.15 feet, more or less, to the West line of said Lot 3; thence South 00° 42' 06" East along the West lines of Lot 3 and 4, 85.35 feet to the Southwest corner of said Lot 4; thence South 76° 03' 45" East along the South line of said Lot 4, 185.40 feet to the TRUE POINT OF BEGINNING.

Situated in the City and County of Walla Walla, State of Washington.