

# 280 Owens Rd, Cle Elum, WA 98922

## Listing

MLS#: **2238409**  
Community: **Cle Elum**

Status: **Active (05/29/2024)**  
Area: **948 - Upper Kittitas County**

CDOM: **126**  
Lot Size: **6.388 ac/278,253 sf**

Listing Price: **\$1,499,900**  
Original LP: **\$1,499,900**

Potential Terms: **Cash Out, Conventional**



1 / 39

### Marketing Remarks

Explore this versatile property in Cle Elum, which is ideal for diverse business ventures. It features 1,500 sq ft of well-designed office space, perfect for administrative and client-facing operations, and a 4,250 sq ft shop area with six large roll-up doors, ideal for efficient loading, and unloading. The property includes ample flat, usable land with plans for additional buildings or storage units, offering significant growth opportunities. The spacious, low-maintenance metal building is designed for longevity and minimal upkeep, making it suitable for a wide range of business applications. Seize this opportunity to secure a functional workspace in a prime location.

### Broker Remarks

We are doing a lot line adjustment with the neighbor for 65,000 Ft of the property. We are also 30 to 45 days before the county signs off on final.

Showing Information: **Appointment, MLS Keybox, ShowingTime**  
Offers: **Seller intends to review offers upon receipt**

Directions: **At the east end of Cle Elum just past the Red Arrow Drive In on the south side of 1st street turn south on Owens Road next to Zacklift. Go South 1000' to NE corner of the property.**

### Broker/Brokerage Information

Broker: **Stefanie Kypreos (69740)**  
Office: **Marketplace Sotheby's Intl Rty**  
Firm Document Email: **docs@marketplacesothebysrealty.com**  
Co-Broker: **Jon L. Newton (30102)**  
Co-Office: **Windermere RE Cle Elum**  
Compensation: **2.5%**  
Tail Provision (Days): **180**

Broker Phone: **(425) 210-9999**  
Office Phone: **(425) 243-9000**  
Office Fax: **(425) 949-7390**  
Co-Broker Phone: **(206) 550-0822**  
Co-Office Phone: **(509) 674-4431 x118**  
Compensation Comments:

### Owner Information

Owner Name: **Affordable WA Backflow LLC**  
Owner Name 2:  
Owner City: **Cle Elum, WA**

Owner Phone: **(425) 399-2200**  
Phone to Show: **(206) 550-0822**

### General Information

Property Type: **Commercial**  
County: **Kittitas**  
Year Built: **2024**  
Lot Size: **6.388 ac/278,253 sf**  
Foundation: **Slab**  
Approx Building SqFt: **5,750**  
TaxID: **364835**

Approx Office SqFt: **1,500**  
List Date: **05/29/2024**

Sub Property Type: **Commercial Industrial**  
State: **Washington**  
Effective Year Built/Source:  
Lot Size Source:  
Roof: **Metal**  
Approx. Warehouse/Manufacturing SqFt: **4,250**  
Expir Date: **11/18/2024**

### Listing Information

Possession: **Closing**  
Potential Terms: **Cash Out, Conventional**

### Additional Property Information

Annual Taxes: **\$2,452.00**  
Preliminary Title Ordered: **Yes**  
Prohibit Blogging: **Yes**  
Right of First Refusal:  
3rd Party App Required: **None**

Tax Year: **2024**  
Bank/RE Owned: **No**  
FIRPTA:

Form 17: **Provided**  
Title Company: **AmeriTitle**  
Auction: **No**  
Equitable Interest:                      Common Interest Cmty: **No**

### Site Information

General Zoning Class: **Commercial, Industrial-Light**  
Site Frontage:  
Environmental Survey: **Yes**  
Depth of Lot:  
Boundary Survey: **No**

Zoning Jurisdiction: **County**  
Topography: **Level**  
Expansion Area: **No**

### Building Information

Building Condition: **Very Good**  
Association Dues: **\$0**  
Style Code: **71 - Light Indrl.**  
Exterior: **Metal/Vinyl**  
Loading: **4-6 Bays**  
Floor Coverings: **Concrete, Laminate, Vinyl Plank**

Association: **No**  
Association Dues Freq:  
Sewer: **Septic**  
Ceiling Height: **18 feet**  
Column Spacing: **14 feet**

### Utility Information

Water Source: **Public**  
Sewer Company: **City of Cle Elum**  
Energy Source: **Electric**

Water Company: **City of Cle Elum**  
Power Company: **PSE**