

Contractor Office, Shop, & Yard on 0.72 Acres

3307 NE 109TH AVE, VANCOUVER, WA 98682

**SELLER FINANCING
AVAILABLE**

Shop

Garage

Curb Cut

Curb Cut

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

3307 NE 109th Ave, Vancouver, WA 98682

PROPERTY DESCRIPTION

This exceptional flex building is ideal for contractors or any industrial/manufacturing users. The 0.72 acre property is zoned light industrial (LI) and has a main building, garage, and stand-alone shop. It is positioned in a highly sought-after area of Vancouver, WA, and presents a compelling investment opportunity for development on the excess land area.

LOCATION DESCRIPTION

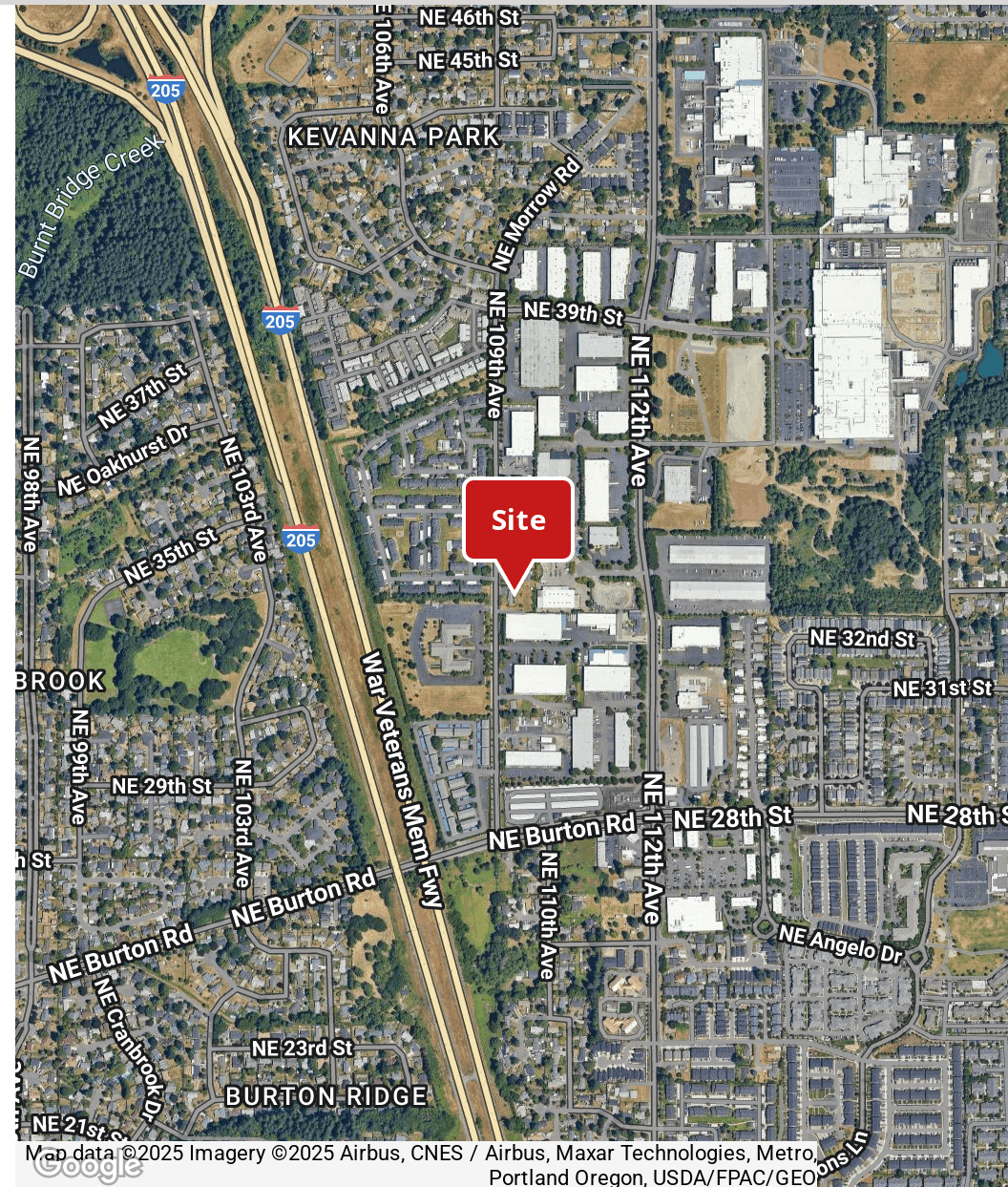
Located on NE 109th Ave in Vancouver, WA. The property is zoned Light Industrial and offers great proximity to I-205 and SR 500.

PROPERTY HIGHLIGHTS

- Approximately 3,000 SF flex space with 485 SF of garage space
- 4 private offices, reception area, conference room, 3 restrooms
- Approximately 550 SF of stand-alone shop space
- Zoned Light Industrial (LI): allowing wide ranges of uses, including contractor shop, manufacturing, wholesale trade, warehousing, etc.
- Seller financing available

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	0.72 Acres
Building Size:	Approximately 3,000 SF



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