



# FOR SALE

Fully Renovated  
NNN Investment Property

1152 Commerce Ave.  
Longview, WA 98632

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**\$599,900**

**7.2% CAP Rate**

[www.woodfordcre.com](http://www.woodfordcre.com)



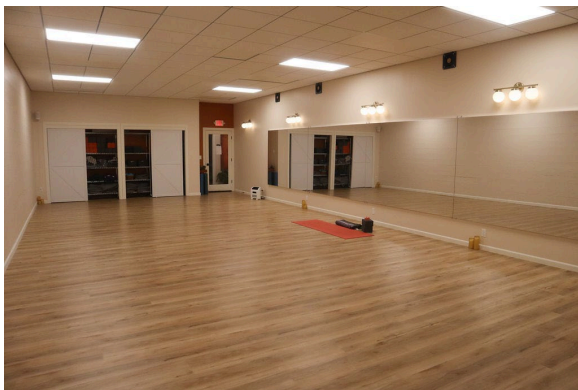
**Todd Wade**

*Broker/Owner*

O. 360.501.5500






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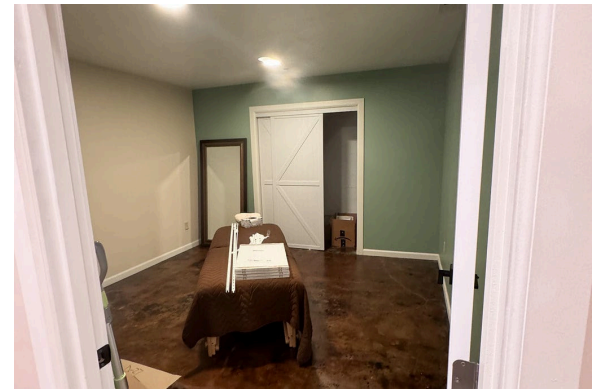
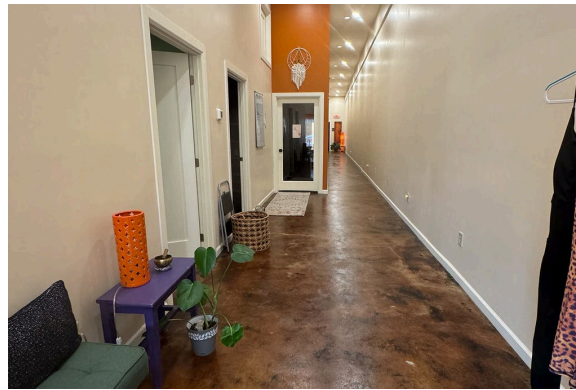


## ABOUT THE PROPERTY

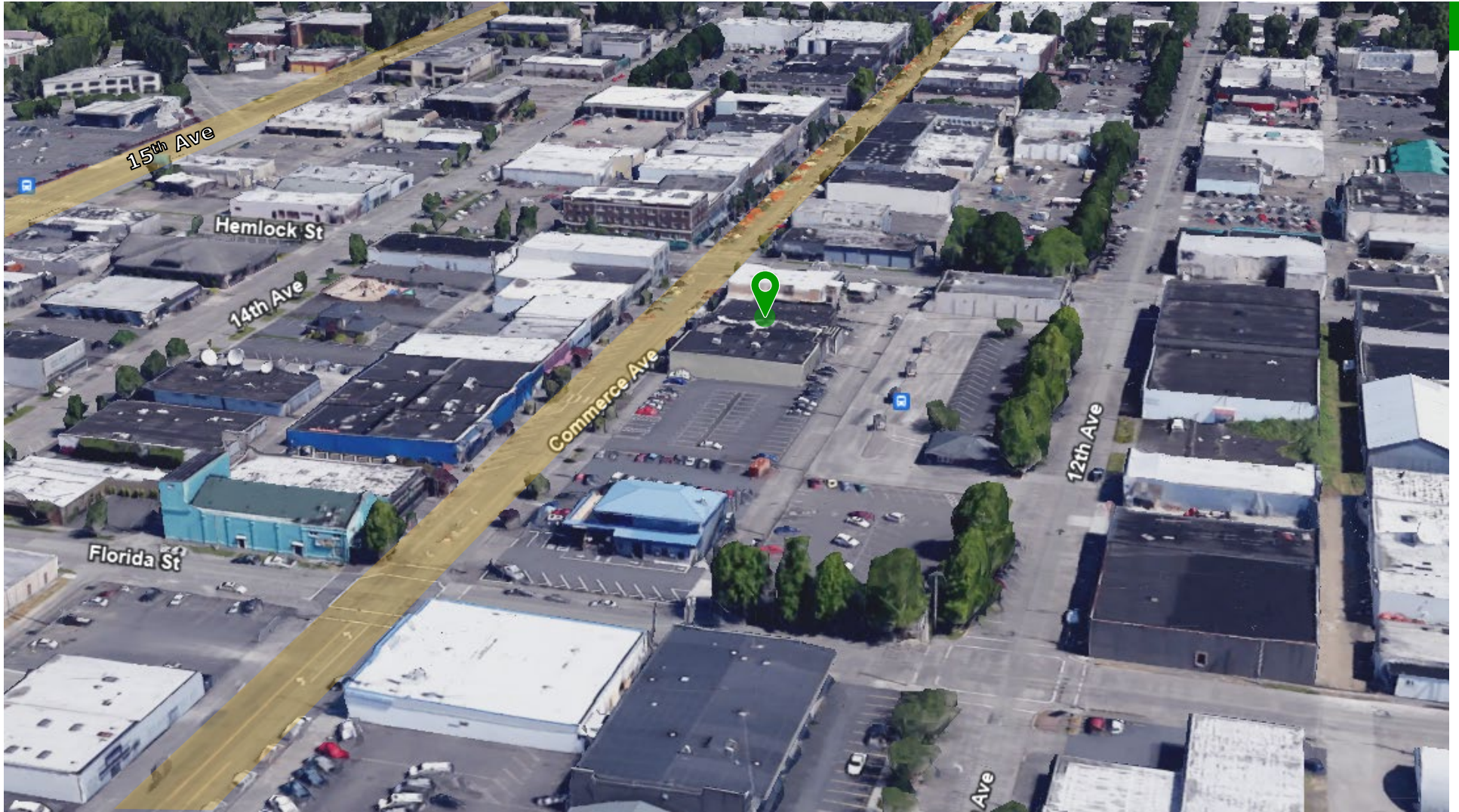
Ideally located investment property in the heart of Longview's downtown core. This building is 5,600 SF that sits on a 6,000 SF lot. This building is highly visible with recent completion of exterior paint and Natural Cedar Siding. Major remodel in 2023 with updated tenant improvements and long-term leases. New roof, New HVAC, New lighting and electrical, so call today to reserve a private tour of this excellent investment property.

	Address	1152 Commerce Ave, Longview WA 98632
	Offering Price	\$649,900
	Price Per SF	\$107.00
	Lease Rate	\$3,600/Month + NNN 7.2% CAP
	Total Land Area	6,000 SF
	Building Size	5,600 SF
	Building Info	Built 1931, New Roof, New HVAC ,Updated Exterior & Major Tenant Renovations 2023
	Parcel	01593
	Zoning	DC – Downtown Core















# Woodford


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## Commercial Real Estate

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 208 Vine St., Kelso, WA

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