

Commercial Industrial Client Full

320 W Alder St, Shelton, WA 98584

MLS#: **2336795**
 Area: **175 - Shelton**
 Commty: **Downtown**

Status: **Active**

LP: **\$289,000**

County: **Mason**



Marketing Remarks

Perfect Location! Tastefully and functionally updated office building in the heart of downtown Shelton across from the courthouse. 4 offices- 1 with it's own private entrance. Ramped handicapped access from the easy parking area off of alley. 2 half baths, a kitchenette, and a large conference or ZOOM room all with newer paint and floor coverings. All new plumbing installed in 2024. Plenty of off-street parking. A new sewer line was installed in 2022. This building is perfect for so many various professions- architects, lawyers, insurance brokers, financial planners, designers, engineers, therapists, massage and countless others. Turnkey condition in a lovely, business friendly neighborhood!
 Offers: **Seller intends to review offers upon receipt**

General Information

Prop Type:	Commercial	Sub Prop:	Commercial Industrial
Lot #:	6	Lot Size:	.140 ac/6,098 sf
BSF:	1,021	OSF:	1,021
Map Book:		WSF:	
Compensation:	2.5%	Gd/Map:	, Yr Built: 1925
Directions:	From Downtown Shelton, take W Alder St to 320. There is street parking right on 4th St. and off street parking in the driveway via the ally between W Alder and W Birch St. Very GPS friendly!		

Listing Information

Ann Taxes:	\$1,734.76	Tax Year:	2024	Seller Disclosure Statement:	Provided
First Refusal:	No	Seller's Concess:			

Site Information

Cvr Prk:		Uncvr Prk:	6	Tpgrphy:	Level
Zon Class:	Residential			Zon Jur:	City

Building Information

Dues:	\$0.00	Bld Cond:	Good
Style Code:	60 - Comm Bldg Und 10K	Roof:	Composition
Foundation:	Post & Block	Sewer:	Sewer Connected
Exterior:	Wood Products	Ceil Hght:	
Energy:	Electric		
Heating:	Baseboard		
Cooling:	None		
Floor Cvr:	Engineered Hardwood, Vinyl		
Features:	Disabled Access		

Utility Information

Water Src:	Public	Wtr Co:	City of Shelton
Sewer Co:	City of Shelton	Pwr Co:	PUD#3