

FOR SALE

**6,882 SF Bldg
.57 AC on 3 Lots**

OFFICE BUILDING & ON-SITE PARKING

Mill Plain Plaza - East

12014 SE Mill Plain Blvd | Vancouver, WA 98684



\$2,100,000

Includes All Current Leases

- **6,882 SF 2 Floors on .57 AC - 3 Lots**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave**
- **25 Paved Parking Spaces, Including ADA Spaces**
- **2 Blocks East of I-205**

>>> www.SheaCRE.com

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**MAJ COMMERCIAL
REAL ESTATE**

300 W 15th St. Ste 201 Vancouver, WA 98660

WHILE THE INFORMATION PROVIDED HEREIN IS NOT GUARANTEED, IT HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE

Mill Plain Plaza - East



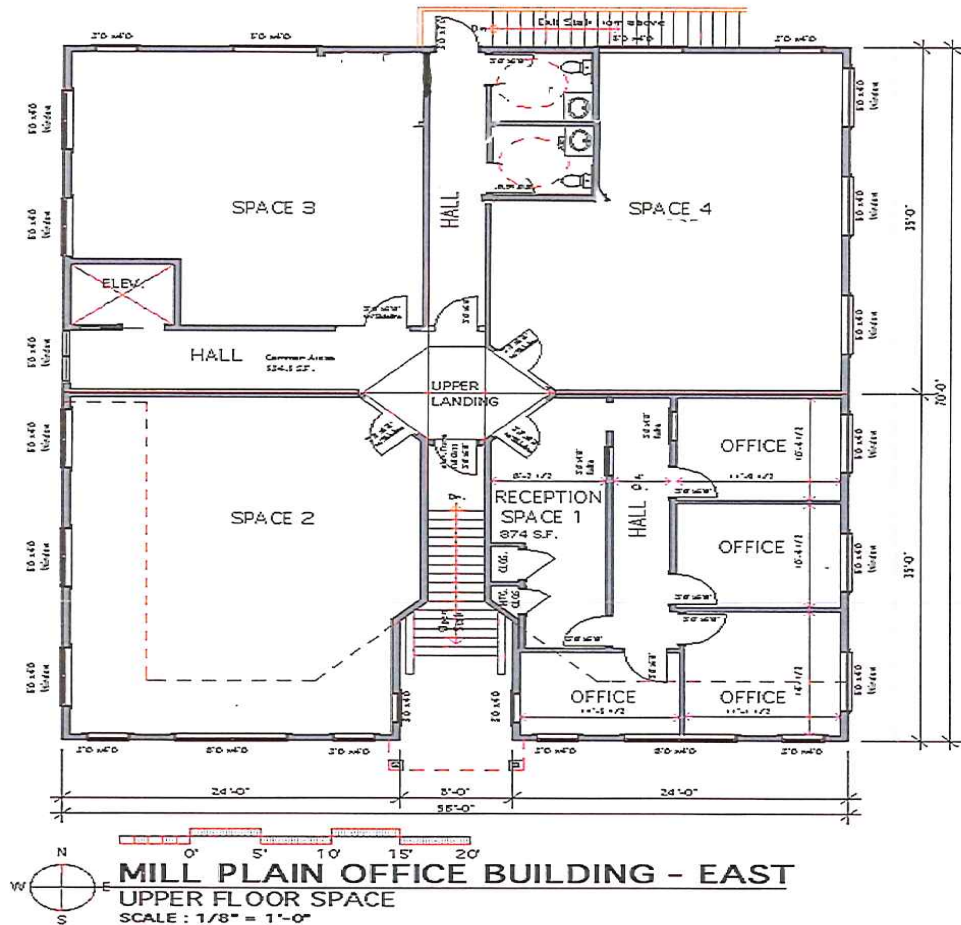
Mill Plain Plaza - East



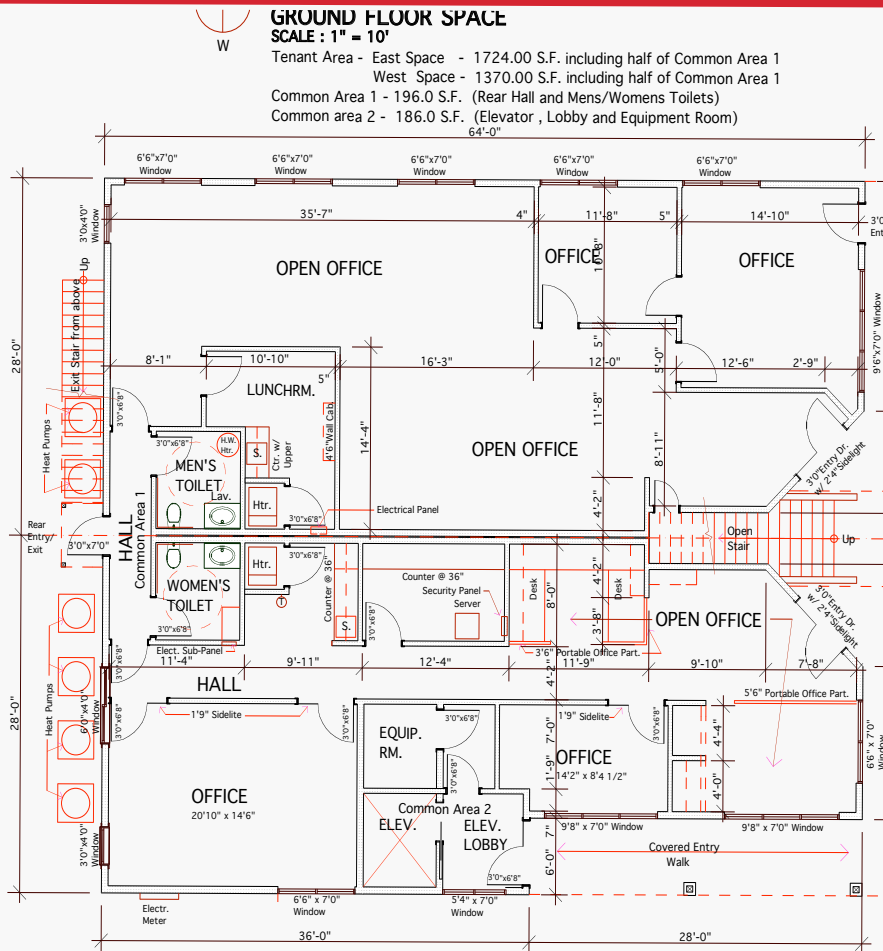
- **120'+/- Mill Plain Frontage w/ Monument Sign**
- **12014 SE Mill Plain Blvd**
- **6,882 SF - 2 Floors on .39 AC Lot**
- **Reception, Lobby, RR, Conference Rooms, Lunch Rooms**
- **Fresh Paint and Carpet on Main Floor**
- **Zoned CC- Community Commercial (Professional Services)**
- **Access- 120th Ave, Mill Plain Blvd, 121st Ave or Paved Parking Behind Bldg Off 121st Ave**
- **25 Paved Parking Spaces, Including ADA Spaces**
- **2 Blocks East of I-205**

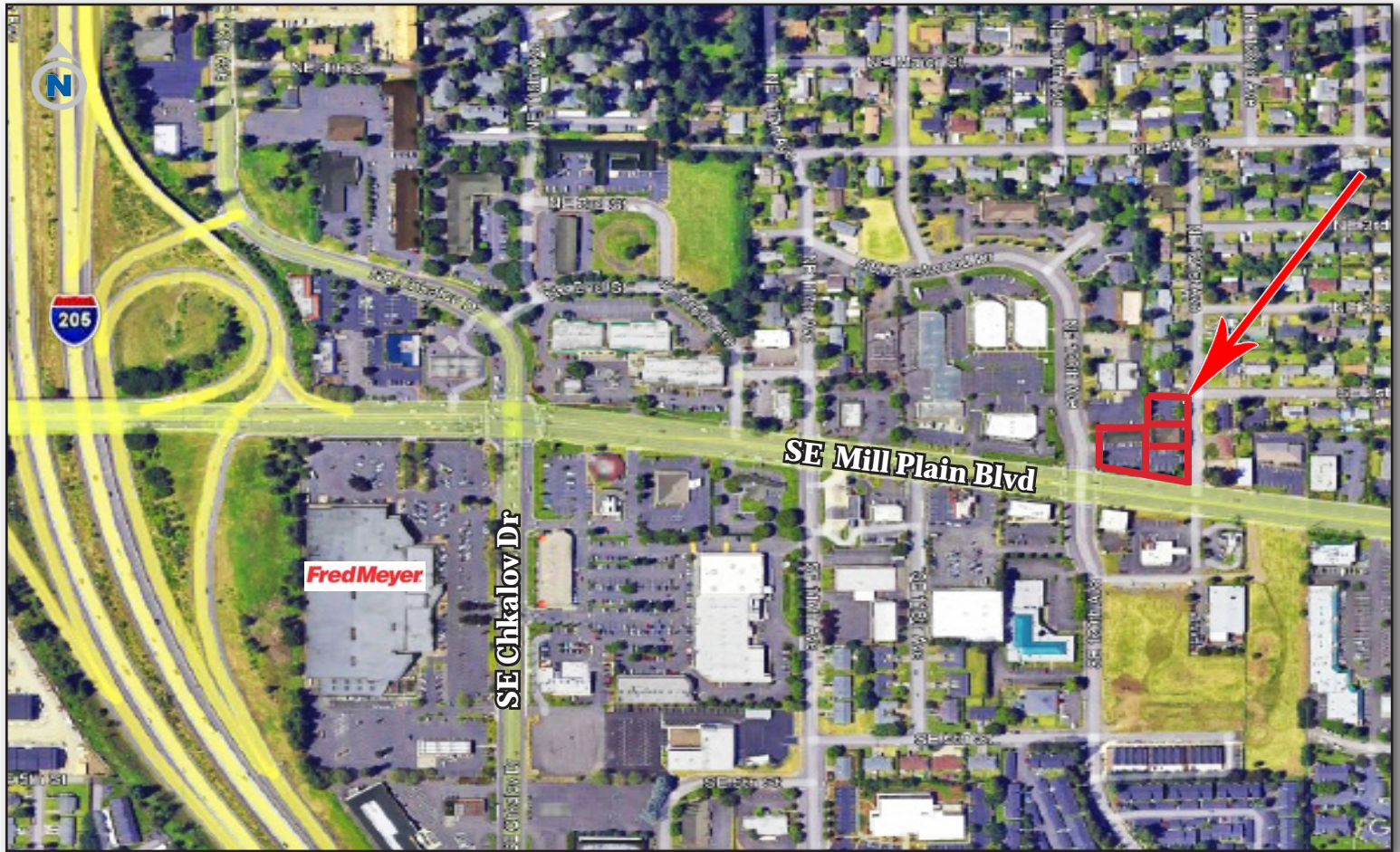


UPPER FLOOR



GROUND FLOOR





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12014 SE Mill Plain Blvd | Vancouver, WA 98684

- **Easy to Locate with Frontage on Mill Plain Blvd & 120th Ave & 121st Ave**
- **Easy Access**
- **Traffic Light at 120th Ave**
- **I-205 West 2 Blocks**
- **High Volume Traffic Area**
- **High Density National Businesses, Restaurants and Services**