NAI Tri-Cities

FOR SALE | INDUSTRIAL/RETAIL | $850,000

Kenny Teasdale | Senior Broker
C: 509 491 2205
kenny@naitcc.com

https:www.naitri-cities.com

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101 S Gum Street

Kennewick, Washington 99336

Property Overview

MLS 285940 - Now available—an exceptional opportunity to own the renowned Cable Bridge Casino site, located at the high-visibility corner of Gum Street and 1st Avenue. This iconic property has been brought to shell condition, offering a clean slate for redevelopment to your exact specifications.

Featuring a spacious parking lot and a western-facing façade, the building benefits from excellent roadside exposure and natural light, ideal for attracting attention from passing traffic.

Zoned Heavy Industrial, the site supports a wide range of approved light and heavy industrial uses, and retail is also permitted, making this a highly flexible investment opportunity.

Unlock the potential of this landmark property—ideal for retailers, industrial users, or visionaries seeking a high-profile location with flexible use potential.

Property Highlights

- Situated on two parcels
- Prime corner location
- Located on a 4-way signalized corner
- Iconic, recognizable site
- Shell condition
- Expansive on-site parking
- Heavy Industrial zoning (Retail use allowed)
- Outstanding visibility and access

For more information

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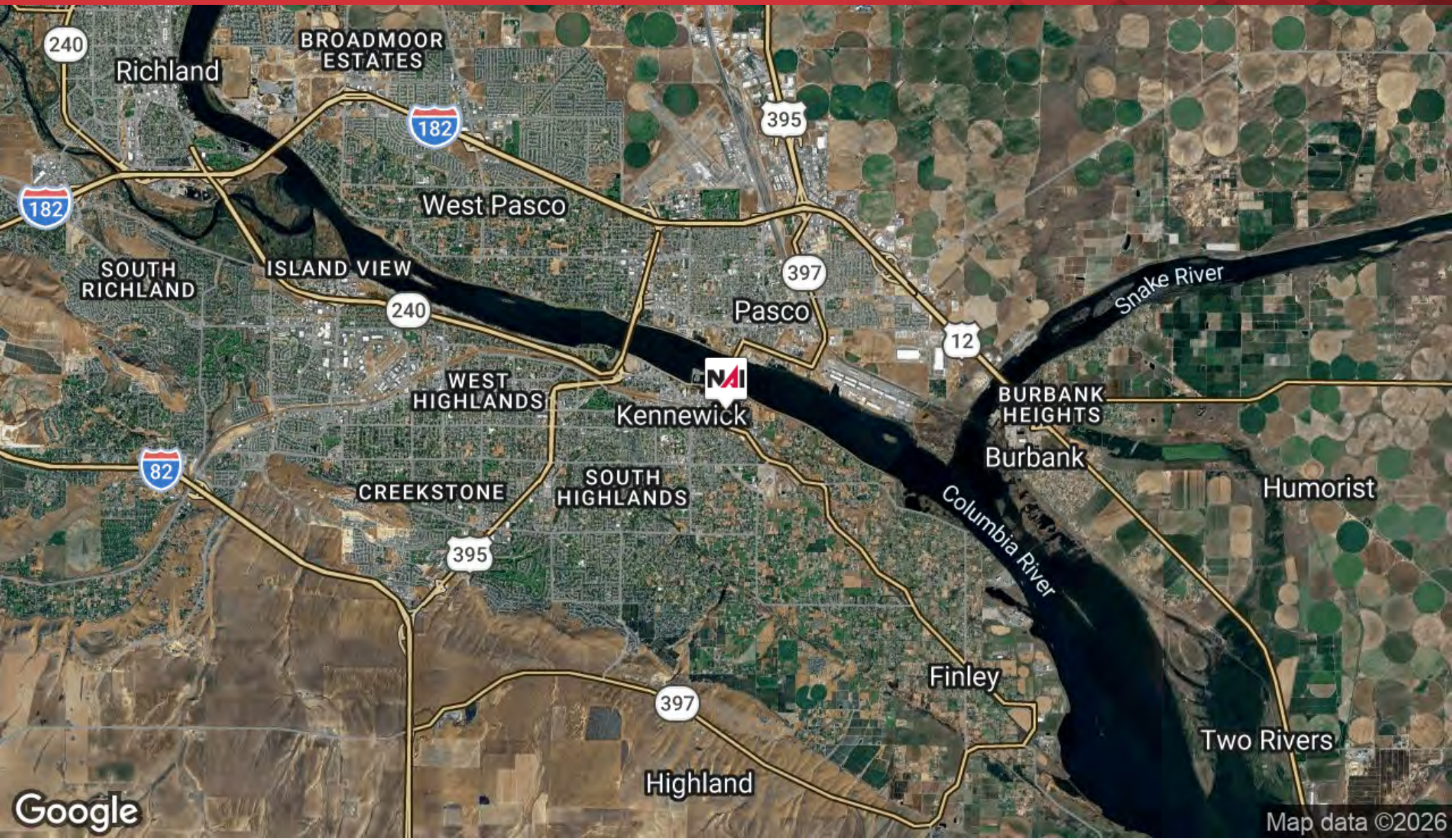

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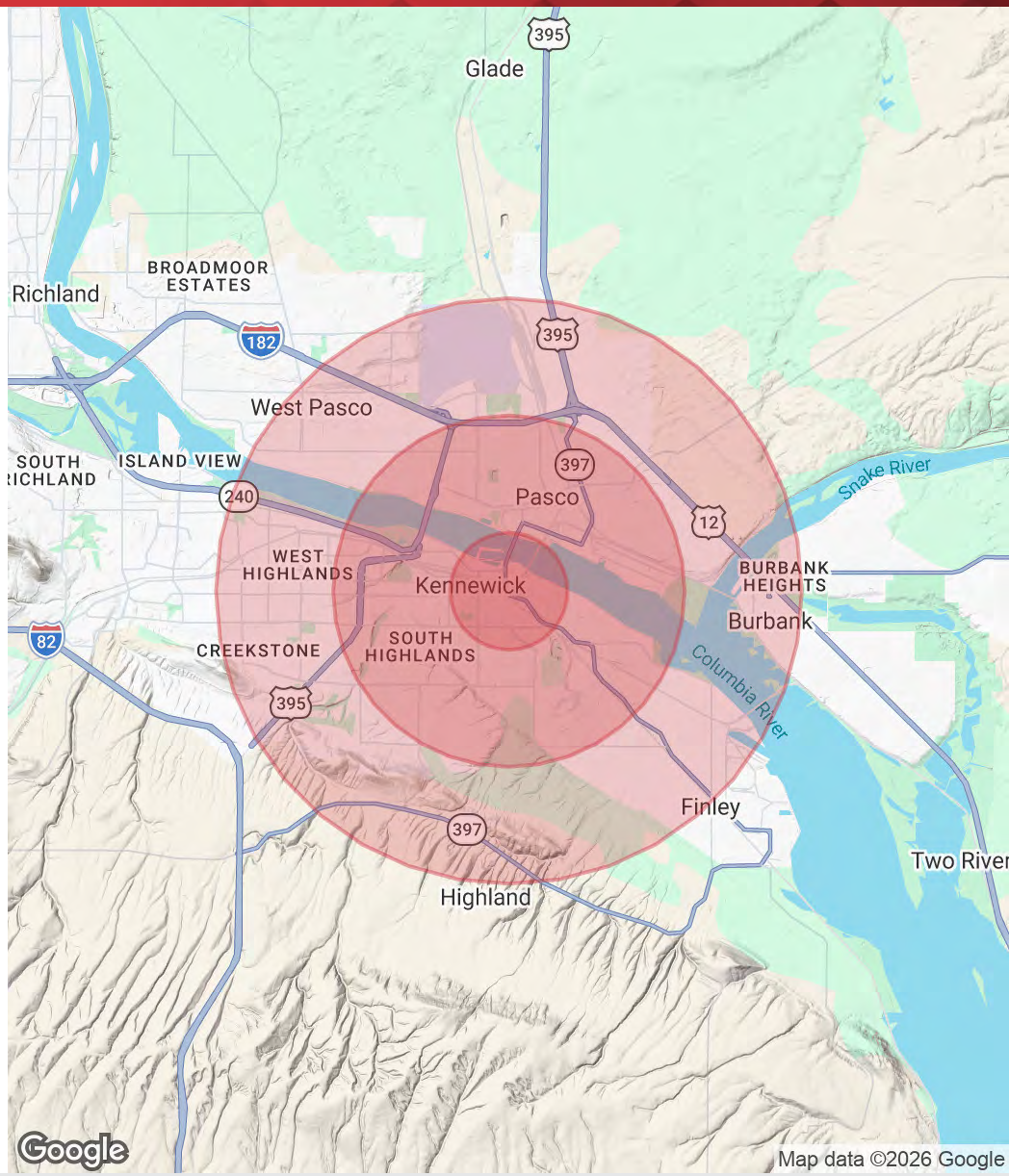
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,092	73,640	128,322
Average Age	36	35	36
Average Age (Male)	35	34	35
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,125	24,021	43,132
# of Persons per HH	2.9	3.1	3
Average HH Income	$74,989	$79,550	$94,279
Average House Value	$264,501	$296,582	$344,830

Demographics data derived from AlphaMap



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