

**328 PIONEER ST,
RIDGEFIELD WA**

FOR SALE

\$668,000



- **Historic Building in Rapidly Revitalizing Downtown Ridgefield**
- **Superior Corner Location On Main Entrance To Town**
- **Zoned CMU (Commercial Mixed Use) For Versatile Usage**
- **Currently Contains Retail/Professional Space & Residential Apartment**
- **Two Separate Street Entrances**
- **MLS #266472398**

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MORE REALTY

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PROPERTY SUMMARY

This piece of Ridgefield History is offered at \$668,000. Originally the town's movie theatre, 328 Pioneer sits on a prime corner location on Pioneer Street, an integral part of the revitalized downtown area of Ridgefield WA, one of the fastest growing small cities in Washington. With the help of local associations developing and supporting local business through grants, and the huge increase of urban density Ridgefield has experienced in the past 10 years, bringing with it a demand for retail, restaurant & services, an investor or owner/operator can't go wrong considering this one of a kind investment.

PROPERTY DETAILS

- **Price \$668,000**
- **Building SF: 2080**
- **Carport SF: 520**
- **Lot Size: 2614**
- **Zoning CMU, Commercial Mixed Use**
- **Estimated Year Build 1940**
- **Renovated 1992/2022**
- **Property Taxes 2025 \$3135.05**
- **Tax ID 07093000**
- **Separate Entrance w/ own utility meter & separate address**

PROPERTY HIGHLIGHTS

- **Prime Corner Location**
 - **Well Maintained**
 - **Great 35 Year Lease History**
 - **Attached 2 Car Carport + Street Parking**
 - **Separate Entrance w/ Own Utility Meter & Address**
 - **No Existing Leases**
 - **1117 SF Walkable Attic for Storage**
 - **Recent Upgrades Include:**
 - **New HVAC & New MiniSplit Unit**
 - **New Exterior Paint**
 - **New Exterior Awnings**
 - **New Flooring**
 - **New Decorative Trim Work**
 - **New Electric & Lights**
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