

Light Industrial For Sale

9311 NE 72nd Avenue
Vancouver, WA 98665



Property Details

List Price: \$625,000
Acreage: 0.4 acres
Zoning: LL
Size: 1,092 sq ft
Bed / Bath: 3 Bed - 1 Bath

Property Description

0.4 Acre Light Industrial Property with a large yard, high visibility, and easy access to I-205 and I-5. Suitable uses include construction, offices, storage yards, daycares, and driving schools. Strategic location with excellent accessibility. Property comes with 1,092 sq ft home and additional detached one car garage. Attached two car garage can be driven through.



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

Light Industrial For Sale

INTERIOR PHOTOS



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

Light Industrial For Sale

EXTERIOR PHOTOS



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

Light Industrial For Sale

AERIALS

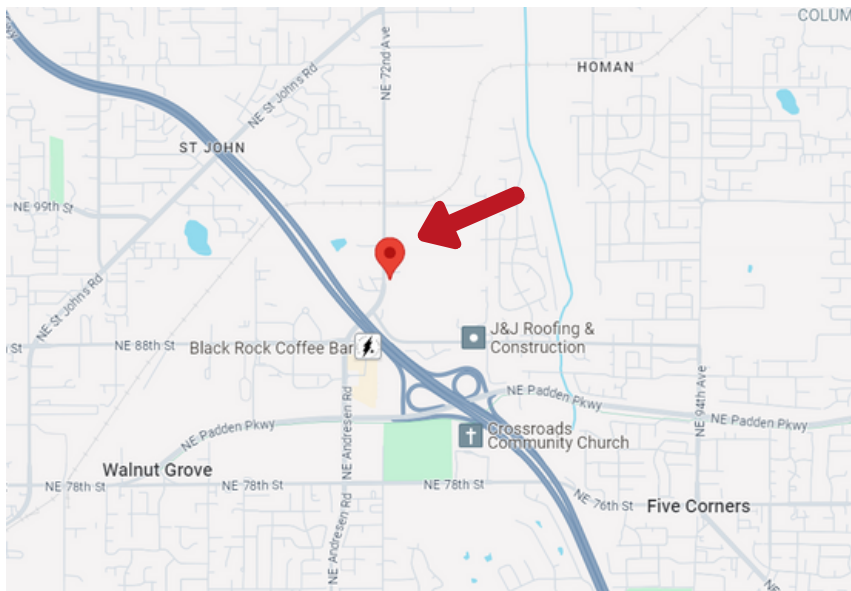


Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

Light Industrial For Sale

LOCATION MAP



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com

Light Industrial For Sale

REGIONAL INFORMATION

ABOUT VANCOUVER, WASHINGTON

Population: 190,915

County: Clark County

Situated north of Portland and south of Sound, Vancouver, Washington is where being in between feels just right. The city's roots originated on the Columbia River's north shore, where the Pacific Northwest's first indigenous inhabitants started a diverse and thriving community. Now that growth presents itself in our innovative waterfront, friendly and walkable downtown, and easy access to Mount St. Helens, the Columbia River Gorge, and the Pacific Coast.

As of the 2020 census, 190,915 people, and 75,663 households in the county. The population density was 3,917.2/sq mi. The racial makeup of the city was 76.5% White, 2.3% African American, 0.6% Native American, 5.5% Asian, 1.6% Pacific Islander, and 9.1% from two or more races. Hispanic or Latino people of any race were 14.7% of the population.

The average household size was 2.46 people.

22.1% of the population were under 18, and 6.2% were under 5. 15.7% of people were older than 65. The gender makeup of the city was 50.6% female, and 49.4% male.

The median household income was \$67,462, but the per capita income was \$36,053. 12.7% of the population was below the poverty line.



Andi Costello
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
andi@andicostello.com

Lyle Stratton
Commercial Broker
Licensed in Oregon and
Washington
(360) 718-8787
lyle@lylestratton.com