

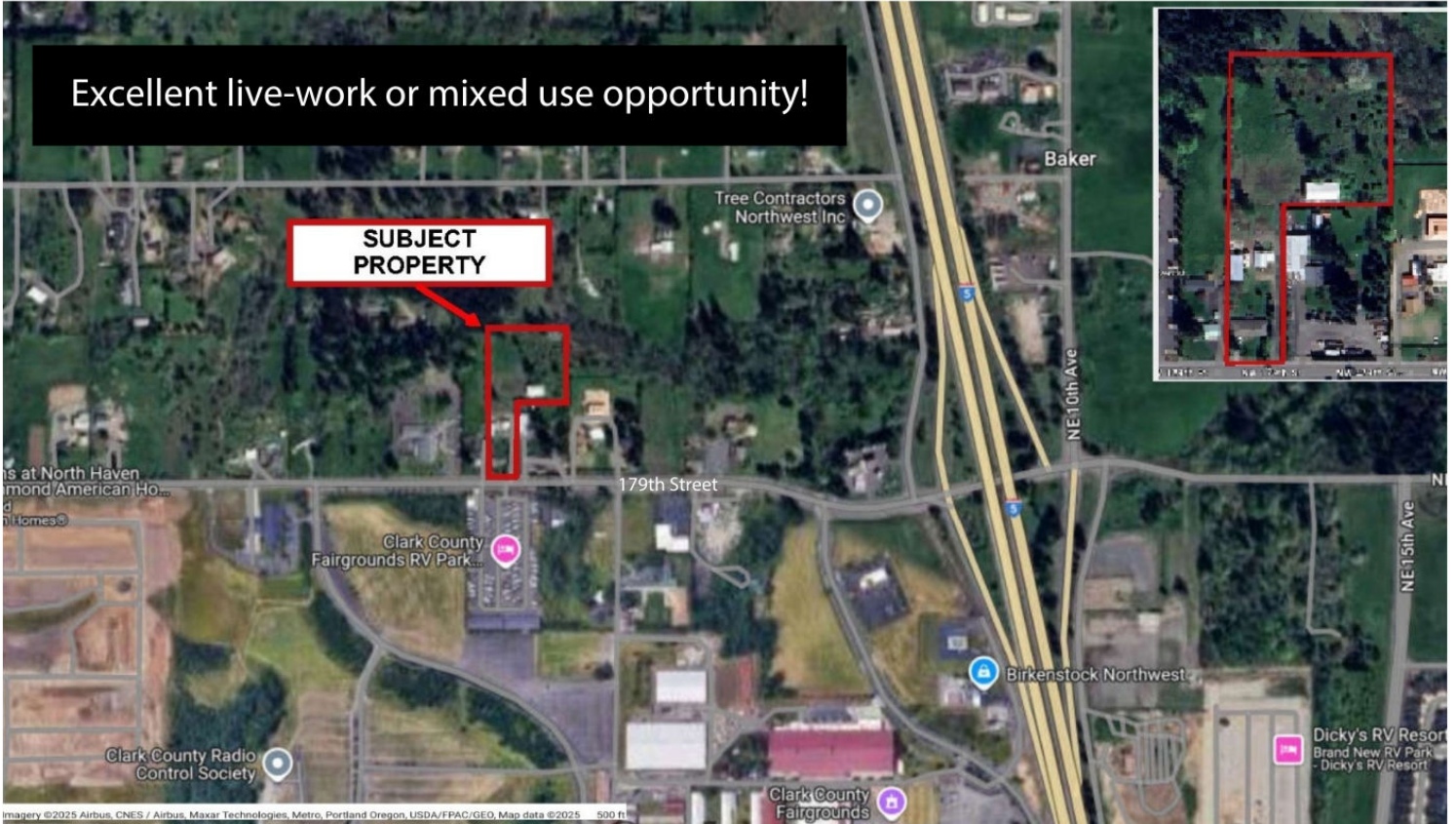
FOR SALE

3.5 Acres General Commercial
202 NW 179th Street | Ridgefield, WA 98642

John L. Scott®
REAL ESTATE

201 NE Park Plaza Dr., Suite 105
Vancouver, WA 98684

Excellent live-work or mixed use opportunity!



PROPERTY HIGHLIGHTS

- Approximately 115 ft. of frontage on 179th St., which averages over 4000 trips per day (per SW Washington Regional Transportation Council)
- In a developing commercial/residential hub
- 3.5 level acres with driveway access to northern half of the property
- Zoned General Commercial (GC), Clark County
- Updated residence, built in 1953
- Four outbuildings with electricity, including approximately 2800 sq. ft. warehouse/shop
- Undeveloped space allowing for additional buildings or storage
- Critical areas survey completed, limited potential impact areas



FOR MORE INFORMATION CONTACT:

Cara Knode, Managing Broker
(360) 608-8631
caraknode@johnlscott.com