

FOR SALE

MIXED-USE COMMERCIAL IN ABERDEEN

713 W Wishkah St | Aberdeen, WA 98520

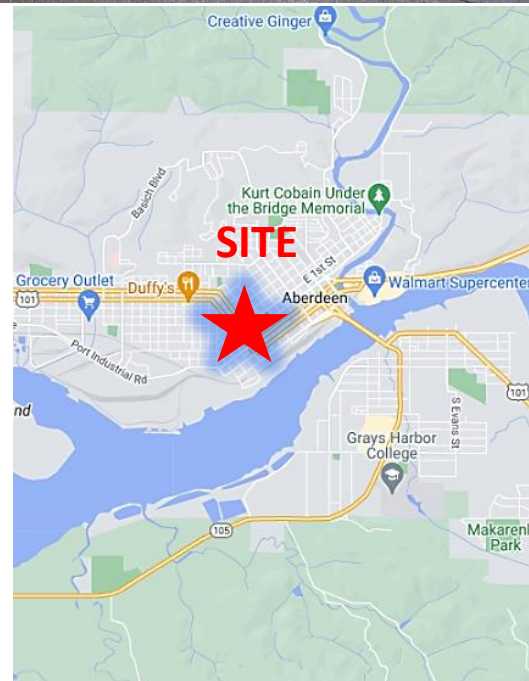


900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com



PROPERTY HIGHLIGHTS

- Commercial property in a prime Aberdeen location on corner of Wishkah St and Park St along Hwy 101
- Two buildings: 3,500 SF office building with garage/shop space and a 3,250 SF 3-bay garage/shop building on a 22,100 SF corner lot
- Large fenced yard area provides for secure outdoor storage with access gates on both Wishkah and the alleyway behind the property
- Commercial zoning allows for a wide variety of office and retail uses including some light industrial as a conditional use
- Garage/shop building features 3 roll-up doors approx. 12 feet high
- Existing office furniture may be included in a transaction or will be removed by seller prior to closing
- Asking price of \$615,000 (or approx. \$91/SF)



FOR MORE INFORMATION:

Paul Young

360.597.0565 | pyoung@fg-cre.com

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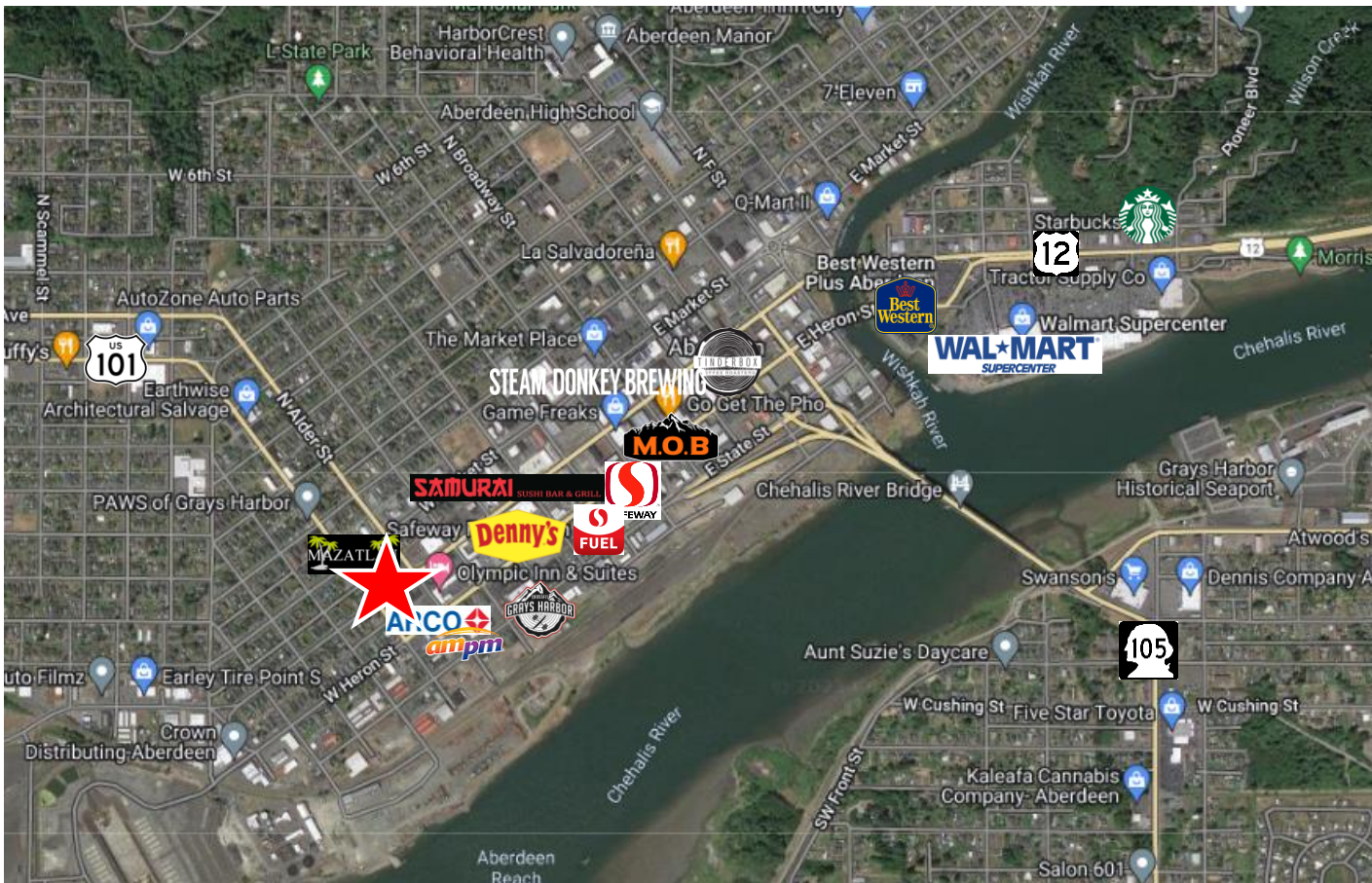
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2022 DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------------------|----------|----------|----------|
| Est. Population | 9,349 | 23,140 | 29,178 |
| 2027 Projected Population | 10,256 | 25,372 | 32,001 |
| Est. Average Household Income | \$63,799 | \$70,429 | \$70,621 |
| Est. Total Businesses | 677 | 1,424 | 1,519 |
| Est. Total Employees | 5,061 | 11,644 | 12,556 |

Average Daily Traffic

S Alder St @ W Wishkah St SE – 11,049

S Park St @ W Wishkah St SE – 11,222

N Alder St @ W 1st St NW – 13,297

N Park St @ W 1st St NW – 12,565

This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.