

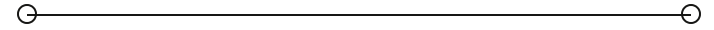


SALE

4013 W Court St

4013 W COURT ST

Pasco, WA 99301



PRESENTED BY:

SCOTT HOWELL

O: 509.379.3111

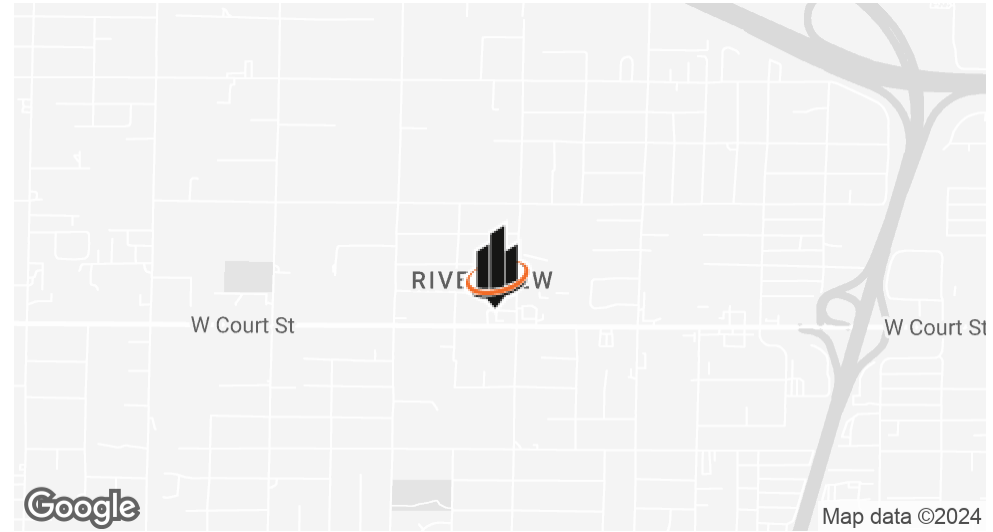
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JAMES WADE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$295,000
LOT SIZE:	0.3 Acres
BUILDING SIZE:	1,542 SF

PROPERTY DESCRIPTION

Hard to find stand alone on busy Court St. Currently occupied with lease ending at the June 2025, perfect future location for owner/user. New roof recently repaved, with ample parking. Please do not disturb current Tenant. Call LA for showing instructions.

PROPERTY HIGHLIGHTS

- Great Signage Opportunity
- High Traffic Count
- Plenty of Parking

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SVN | RETTER & COMPANY 2

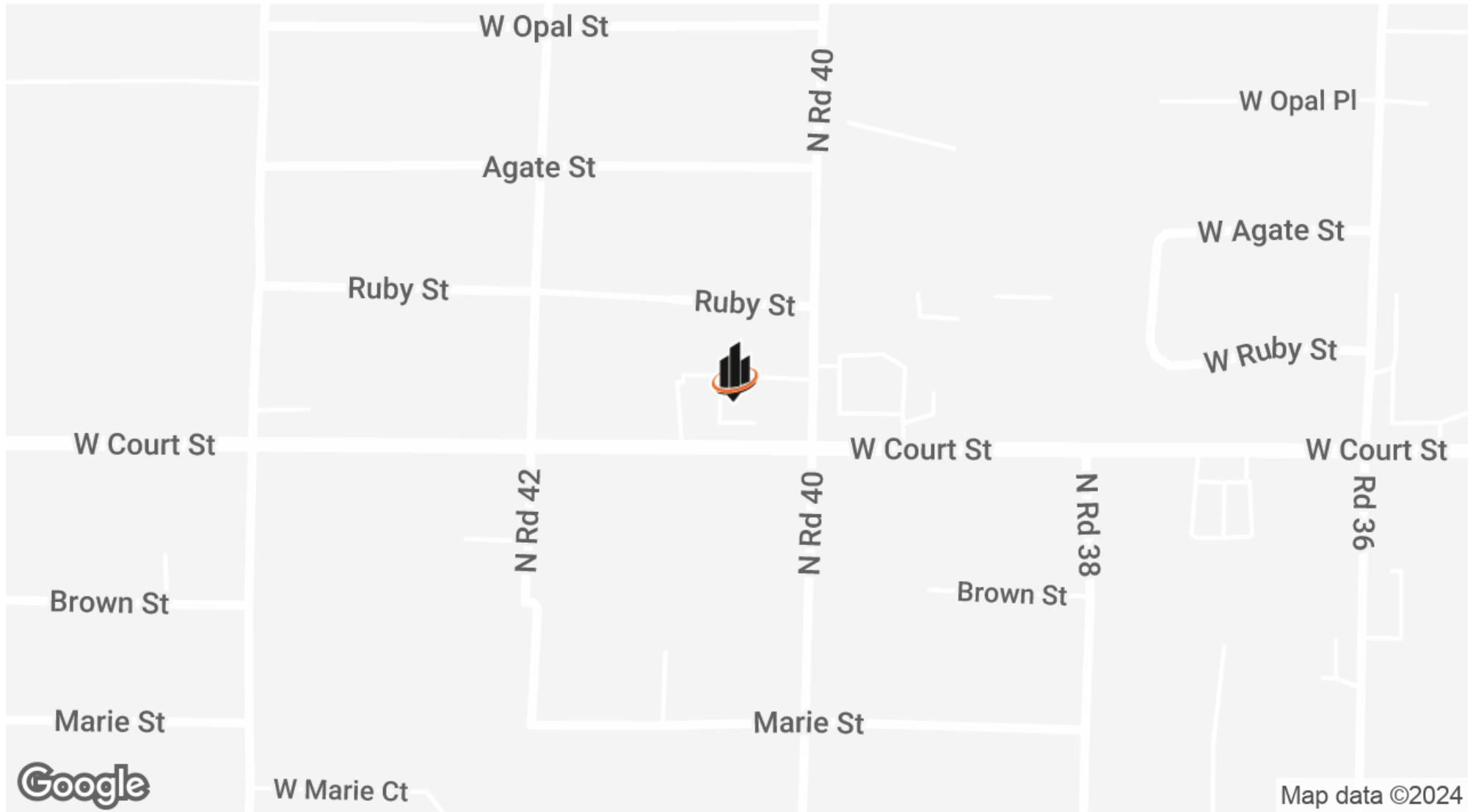
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

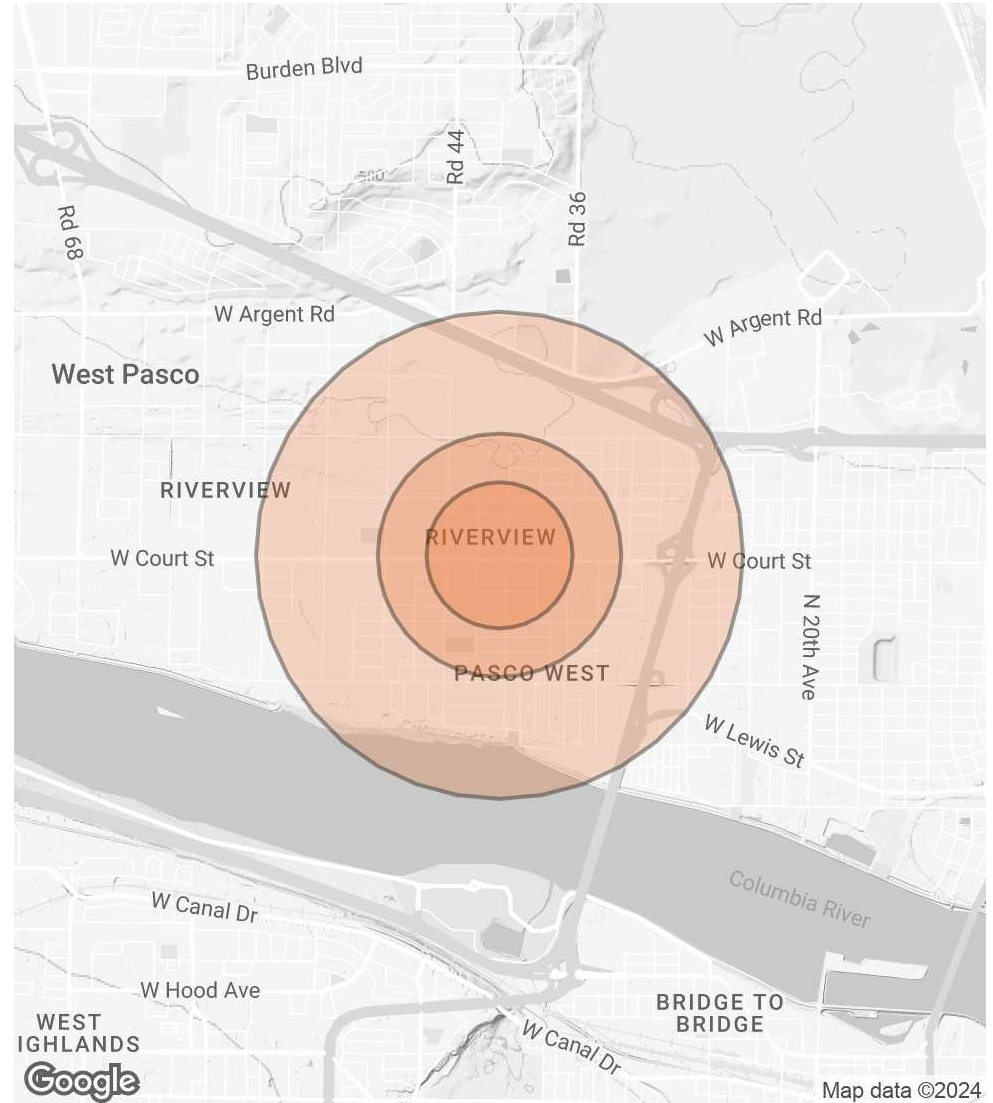
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	969	2,322	7,670
AVERAGE AGE	38	38	37
AVERAGE AGE (MALE)	38	38	37
AVERAGE AGE (FEMALE)	38	39	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	326	781	2,527
# OF PERSONS PER HH	3	3	3
AVERAGE HH INCOME	\$111,271	\$117,163	\$115,708
AVERAGE HOUSE VALUE	\$292,608	\$320,195	\$398,991

Demographics data derived from AlphaMap



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