



# FOR SALE FOR LEASE

1124 Washington Way  
Longview, WA 98632

**\$699,999**



**Chris Roewe**  
*Partner/Broker*  
C. 360.556.5101  
chrisroewe@hotmail.com

**Lindsay Johnson**  
*Licensed Assistant*  
360.501.5500  
lindsay@woodfordcre.com

[www.woodfordcre.com](http://www.woodfordcre.com)





## ABOUT THE PROPERTY

Ideally located restaurant/bar in the heart of Longview's trade area. This building is 4,062 SF that sits on a 12,197 SF lot. This building is highly visible with recent completion of exterior paint, 25,000+ VPD and great signage. Features lots of natural lighting, and a well-proportioned dining/bar/kitchen areas, and plenty of parking spaces. Personal property can be included if desired by buyer. Zoning allows for multiple uses, so call today to reserve a private tour of this primely located building.



Address

1124 Washington Way, Longview WA 98632



Offering Price

\$699,999



Price Per SF

\$172.33



Lease Rate

\$4,500/Month + NNN



Total Land Area

12,197 SF



Building Size

4,062 SF



Building Info

Built 1961, Built-Up Roof, Concrete Block Exterior, Exterior Paint Update 2022



Parcel

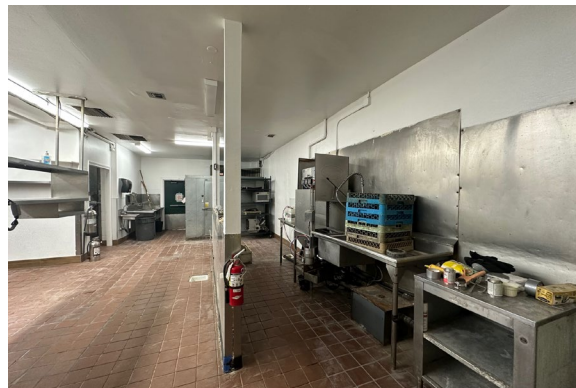
09501



Zoning

CBD – Central Business District
















# Woodford


---

## Commercial Real Estate

 [woodfordcre.com](http://woodfordcre.com)

 [chrisroewe@hotmail.com](mailto:chrisroewe@hotmail.com)

 (P)360.501.5500

 208 Vine St., Kelso, WA

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.