

For Sale or Lease



CONTACT

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Nait Tri-Cities

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Property Summary



829 Goethals Dr

Richland, Washington 99352

Property Overview

MLS 287854 - Located across from Kadlec Regional Medical Center, this two-story professional building offers high visibility in Richland's core medical and office district. Featuring approx. 8,543 SF, the flexible layout accommodates medical, dental, or general office use with private offices, exam rooms, reception, and potential for multi-tenant occupancy. Exterior upgrades recently completed include a refreshed façade and newly resurfaced asphalt parking lot.

Property Highlights

- Prime location across from Kadlec Hospital
- Flexible medical or professional office layout
- Updated exterior and new asphalt parking lot
- Ample on-site parking and multi-entry access
- Also available for Lease see MLS# 285340

Sale Price:	\$2,300,000
Lease Rate:	\$17.50 PSF + \$4 (NNN)
Building Size:	8,543 SF
Lot Size:	0.74 Acres

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Exterior Photos



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Interior Photos



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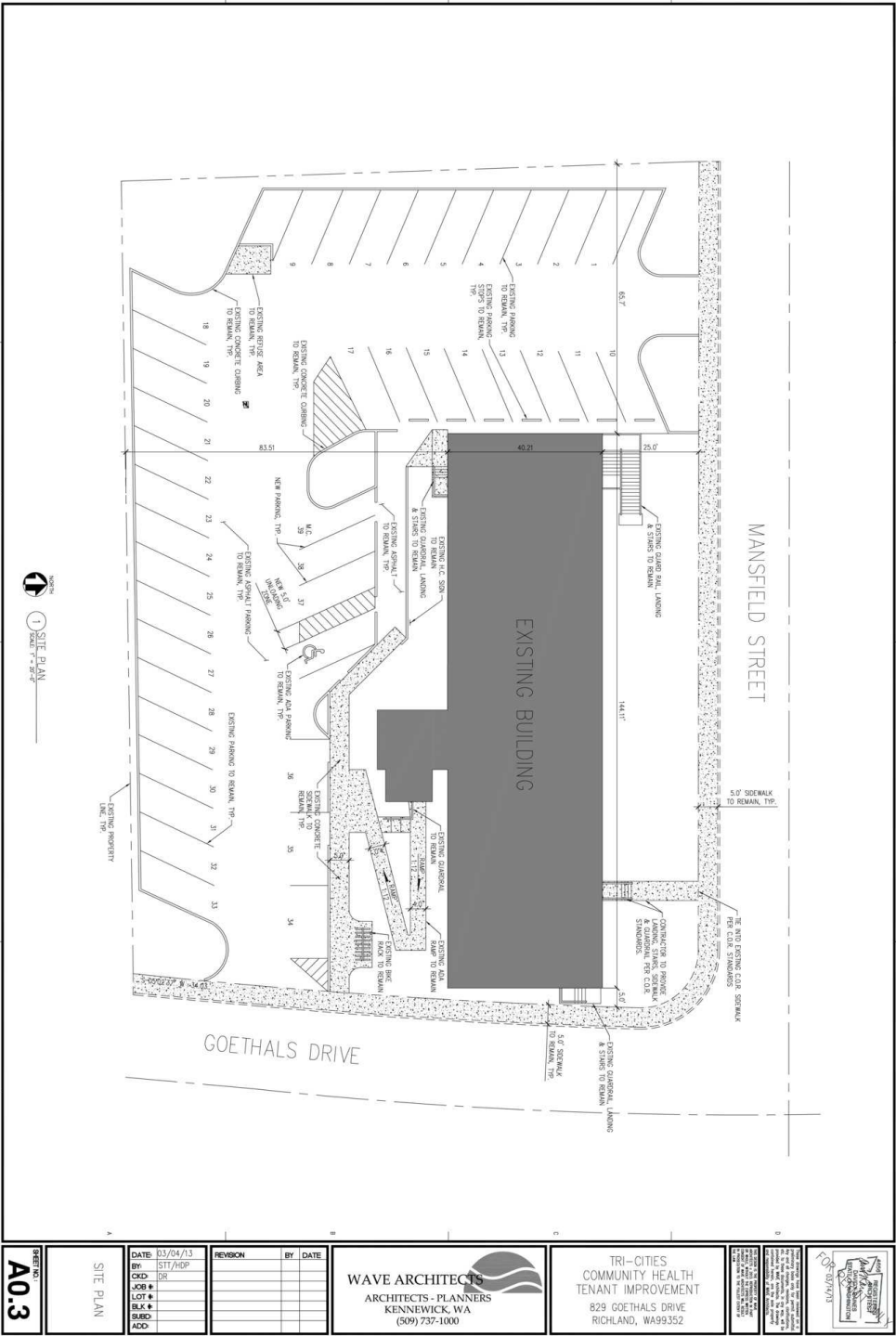
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Site Plans



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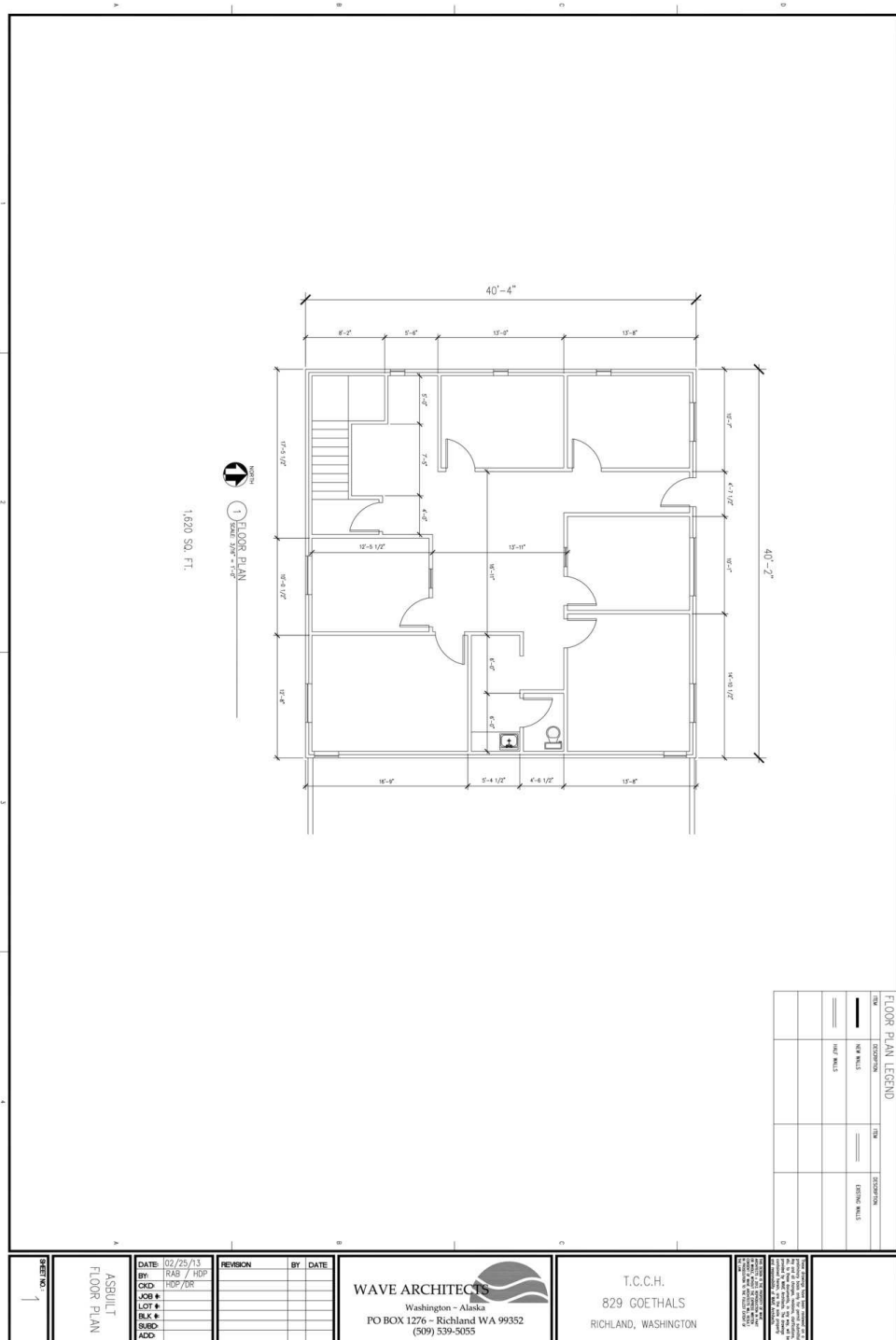
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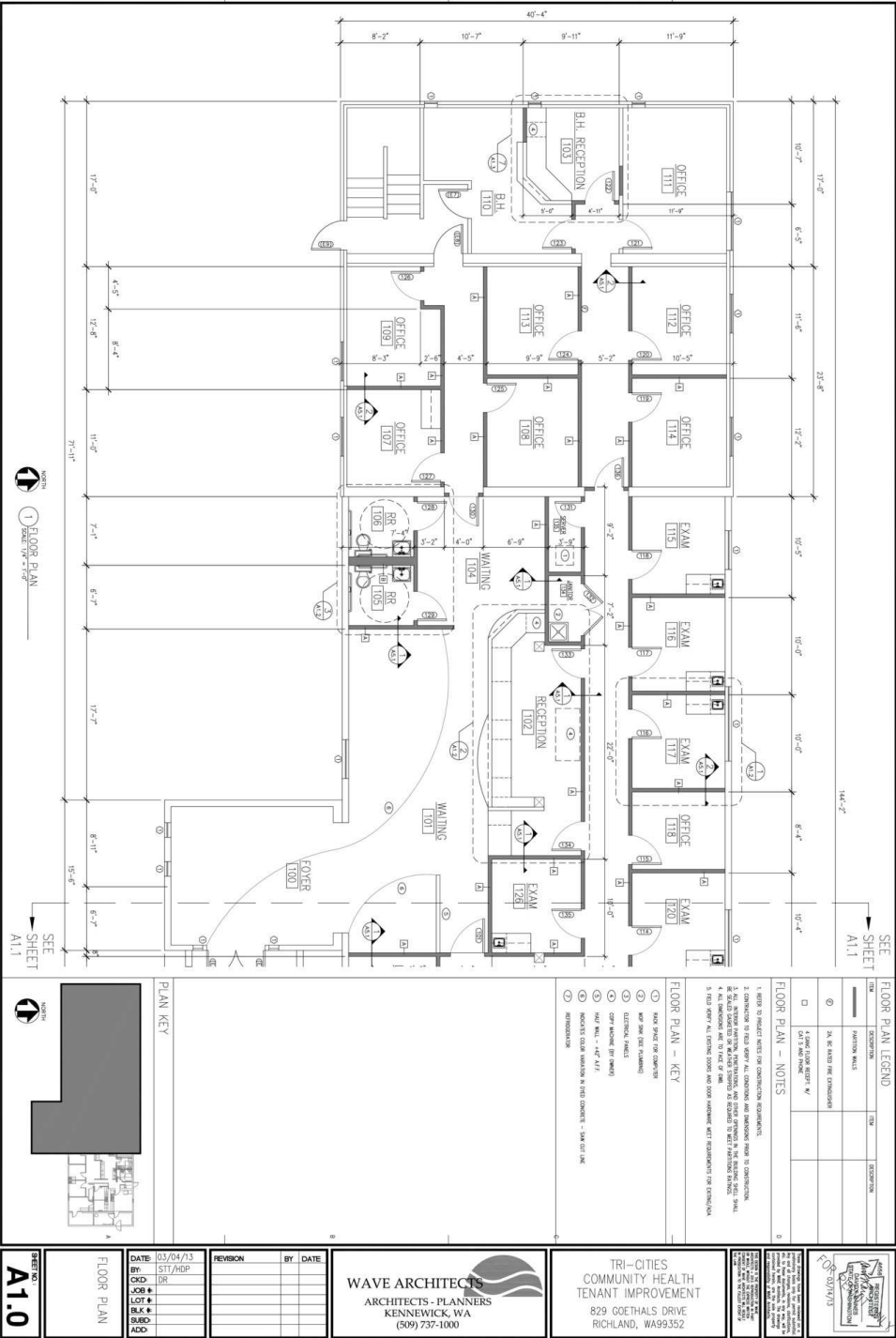
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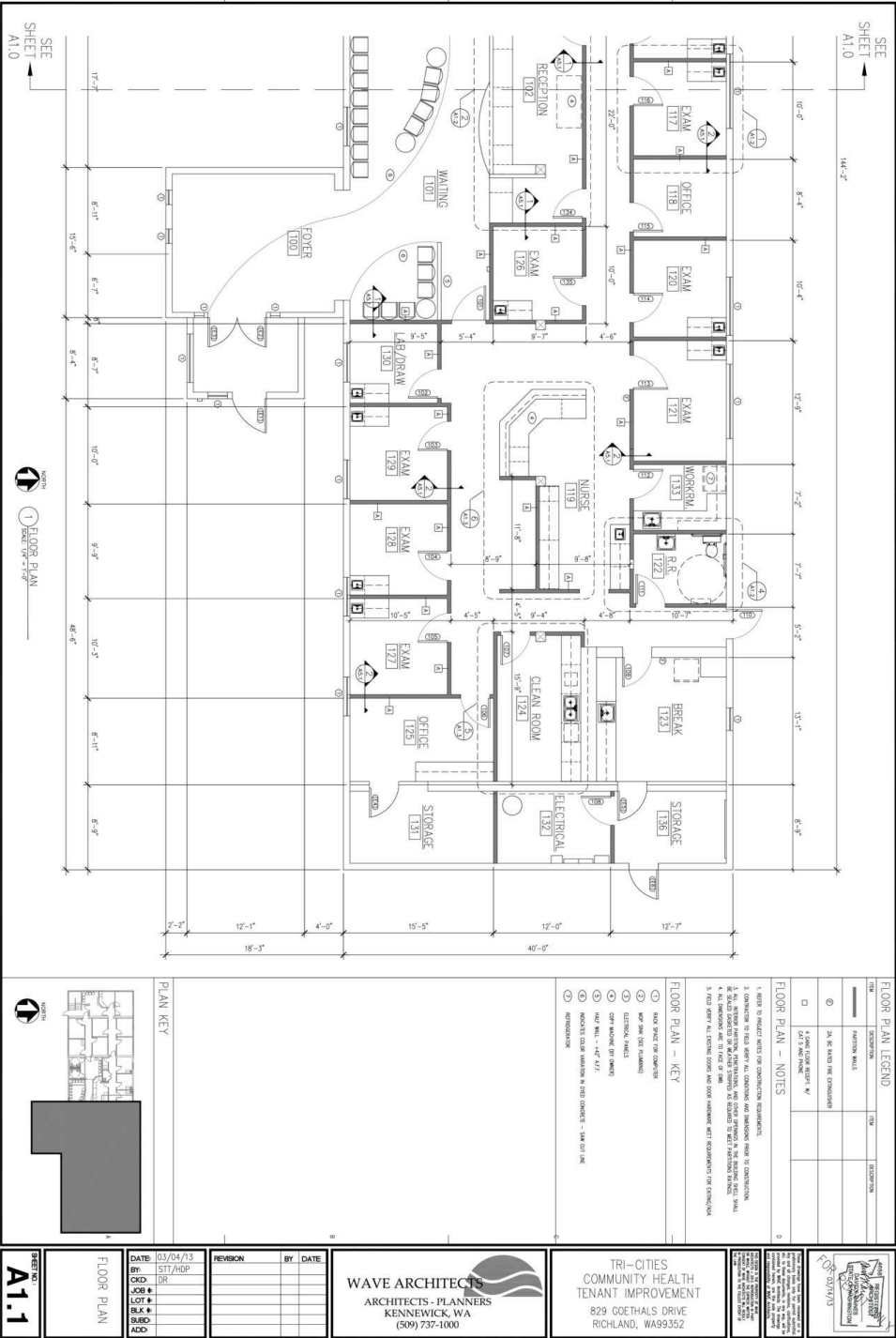


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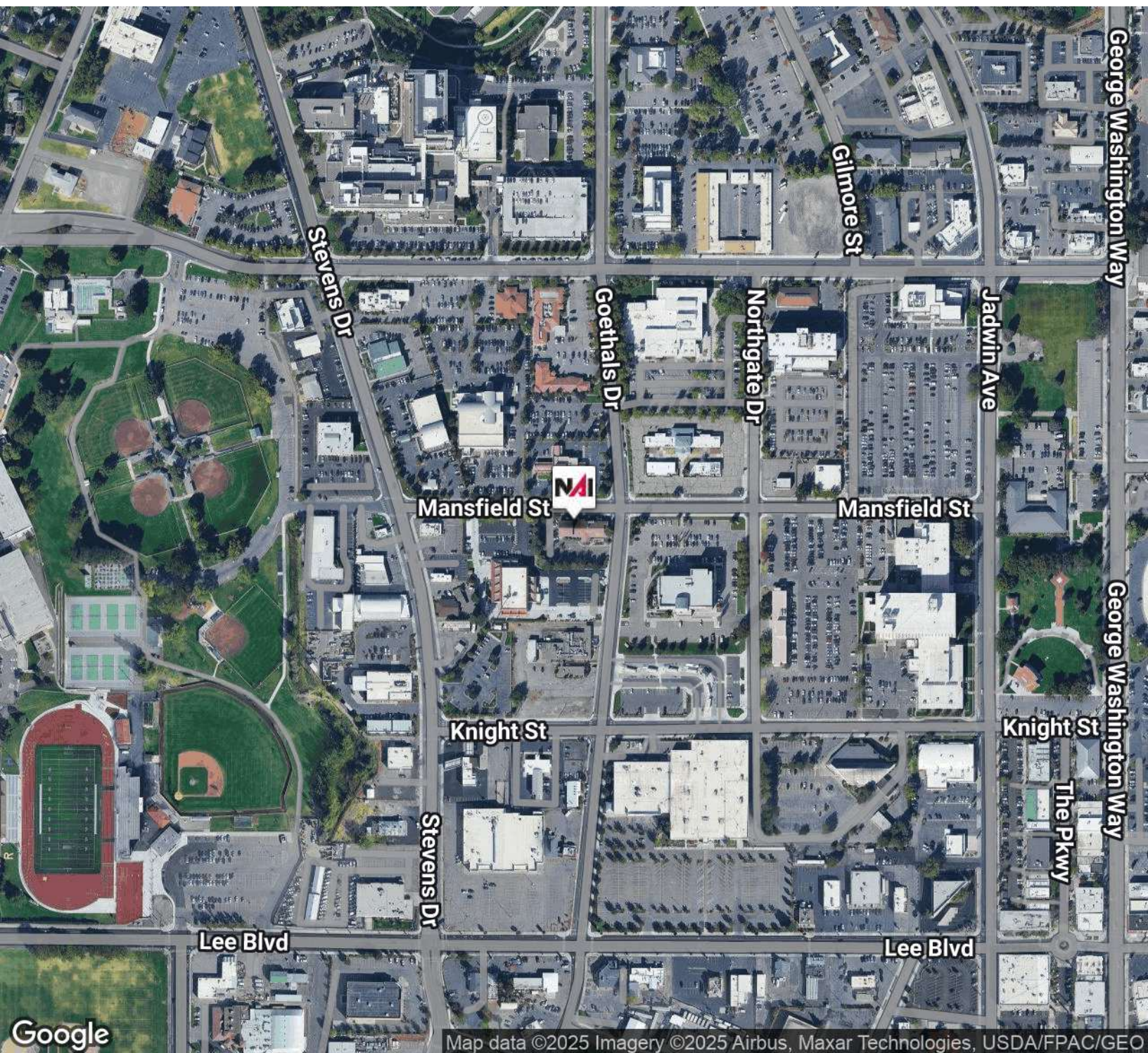
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Location Map



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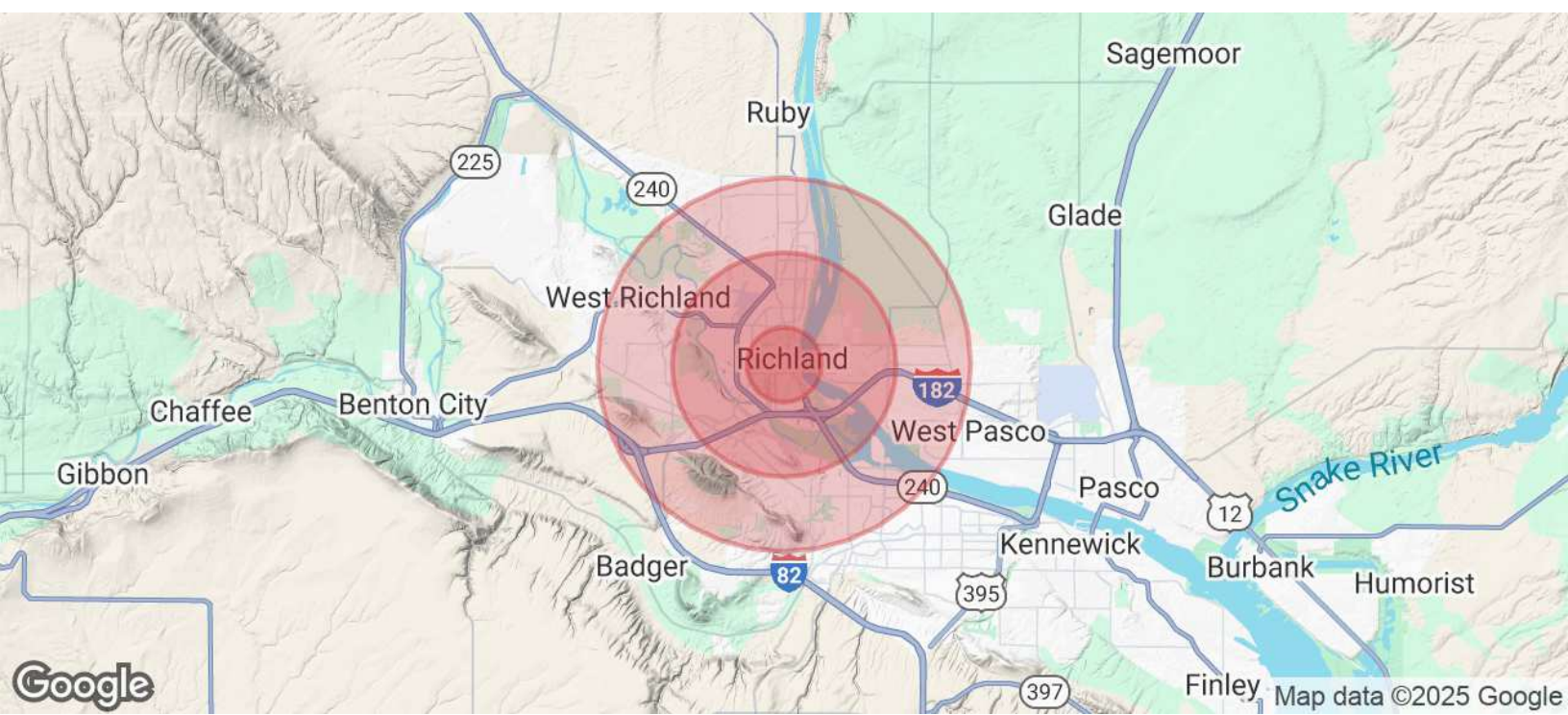
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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,417	47,287	113,319
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	38	39	39
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,956	18,360	42,584
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$89,549	\$122,839	\$134,645
Average House Value	\$349,548	\$427,068	\$449,624

Demographics data derived from AlphaMap

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