



SALE / LEASE

3001 Main Street

3001 MAIN ST

Union Gap, WA 98903

PRESENTED BY:

KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$750,000
LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	5,551 SF
LOT SIZE:	0.42 Acres
BUILDING SIZE:	5,551 SF

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 3001 Main St, Union Gap, WA. This distinguished 5,551 SF building, skillfully renovated in 2024, presents an ideal space for a service retail or street retail investor/user. Zoned CBD and boasting a venerable legacy from its 1977 establishment, this property offers a strong commercial appeal in the Union Gap area. With advantageous dimensions and recent refurbishments, this property stands ready to facilitate a vibrant and lucrative retail venture.

PROPERTY HIGHLIGHTS

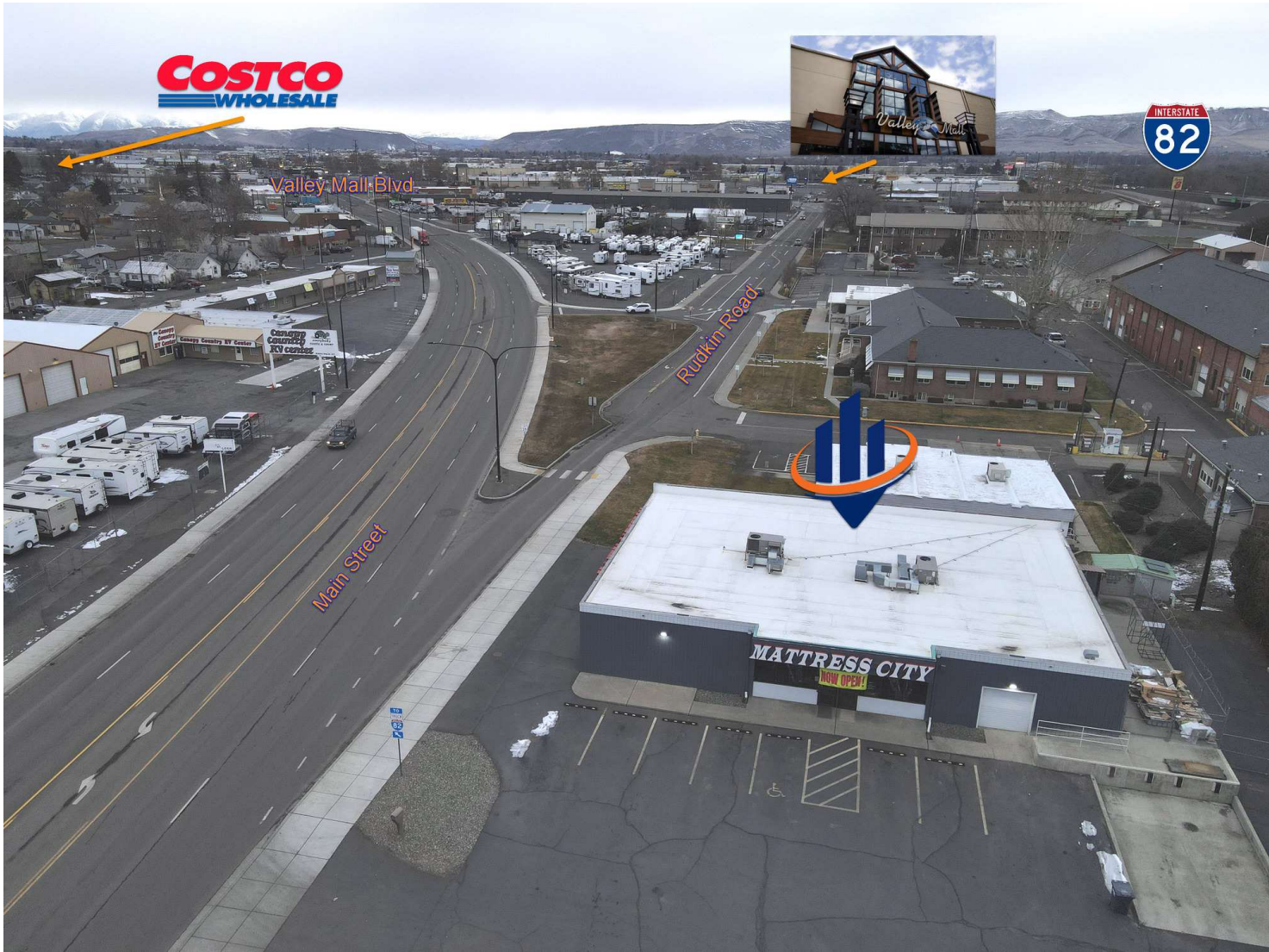
- Distinctive 5,551 SF building suitable for retail or street retail.
- Built in 1977 and thoughtfully updated in 2024 for modern appeal.
- CBD zoning offers flexibility for a variety of retail endeavors.
- Strategically located in the prominent Union Gap area for enhanced exposure.

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ADDITIONAL PHOTOS



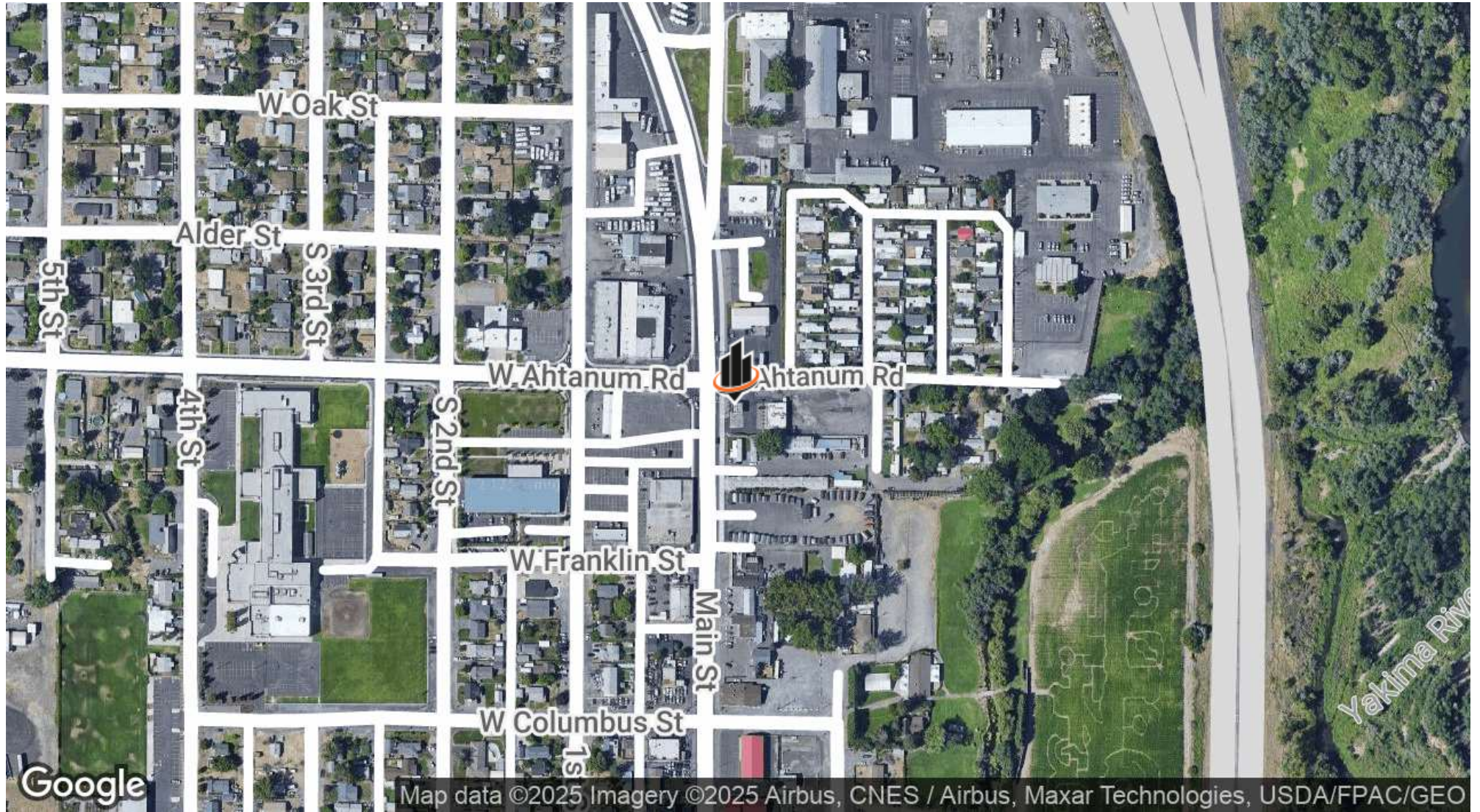
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LOCATION MAP



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