

FOR SALE

COMMERCIAL PROJECT OPPORTUNITY

3.19 AC - CR-1 - 2 BLDGS - 13,020 SF PARTIAL BUILD OUT

- 3.19 AC
- CR-1 Zoning
- Project Approved for Retail or Contractor
- 270' +/- Frontage on 10th Ave
- 340 Yds to Hwy 502 (NE 219th St)

22312 NE 10th Ave Ridgefield, WA 98642

NE 10TH AVE & HWY 502 - I-5 EXIT 11

\$2,000,000



- 6,720 SF Bldg Approved/ Permitted/ Partially Started for Store & Warehouse Use
- Some Materials Included *Except; Windows, Siding, Roofing
- Foundation Poured
- 28 Parking Spaces
- Permitted - Bldg - Septic - Power - Water
- Storm Water In
- 6,300 SF Bldg (for Storage) Not Permitted/ Foundation Poured

**READY
TO BE BUILT!**

>>> SHEACRE.COM

Kelly D Shea

Commercial

360.823.5110 Office

360.921.3710 Cell

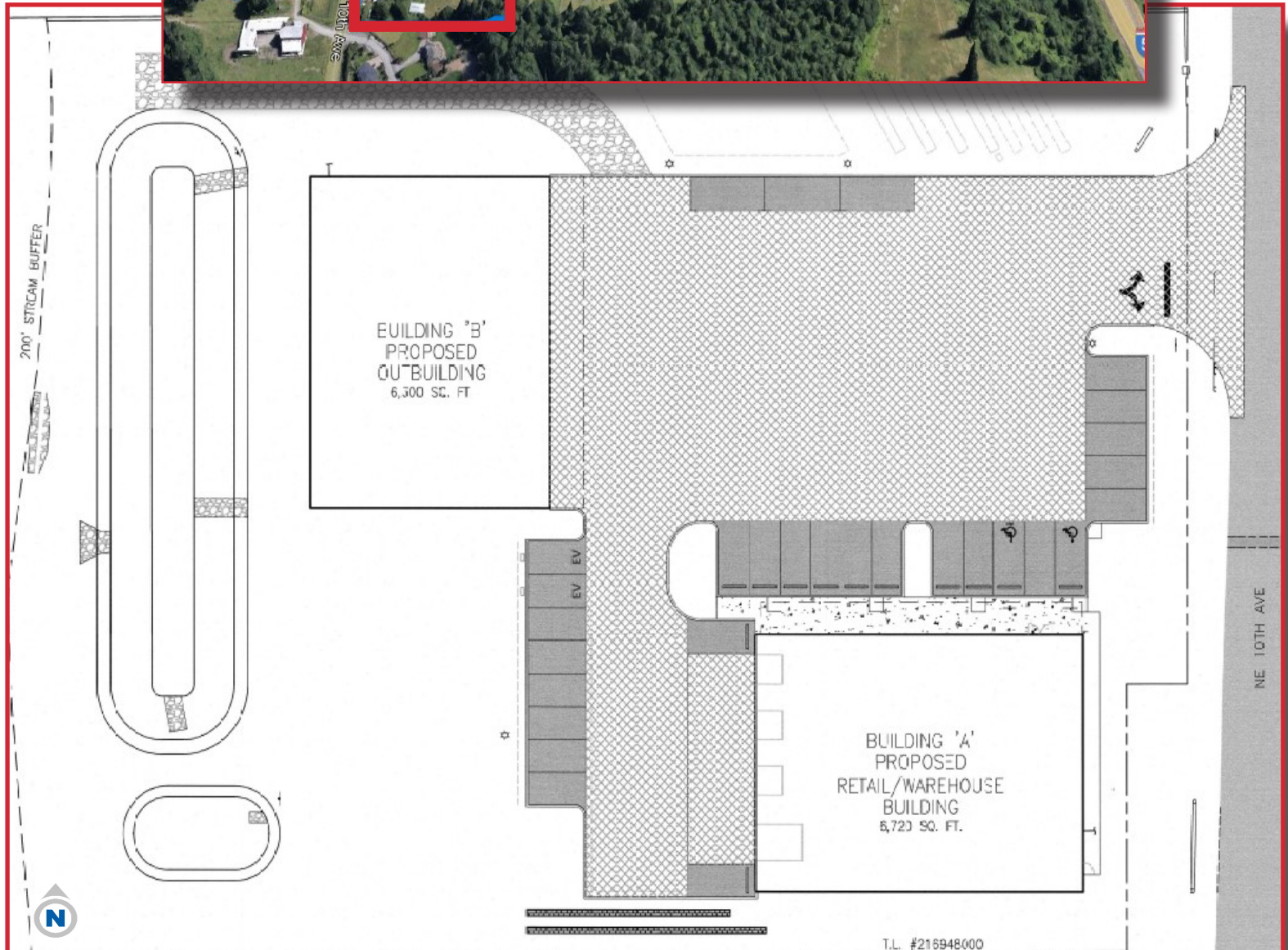
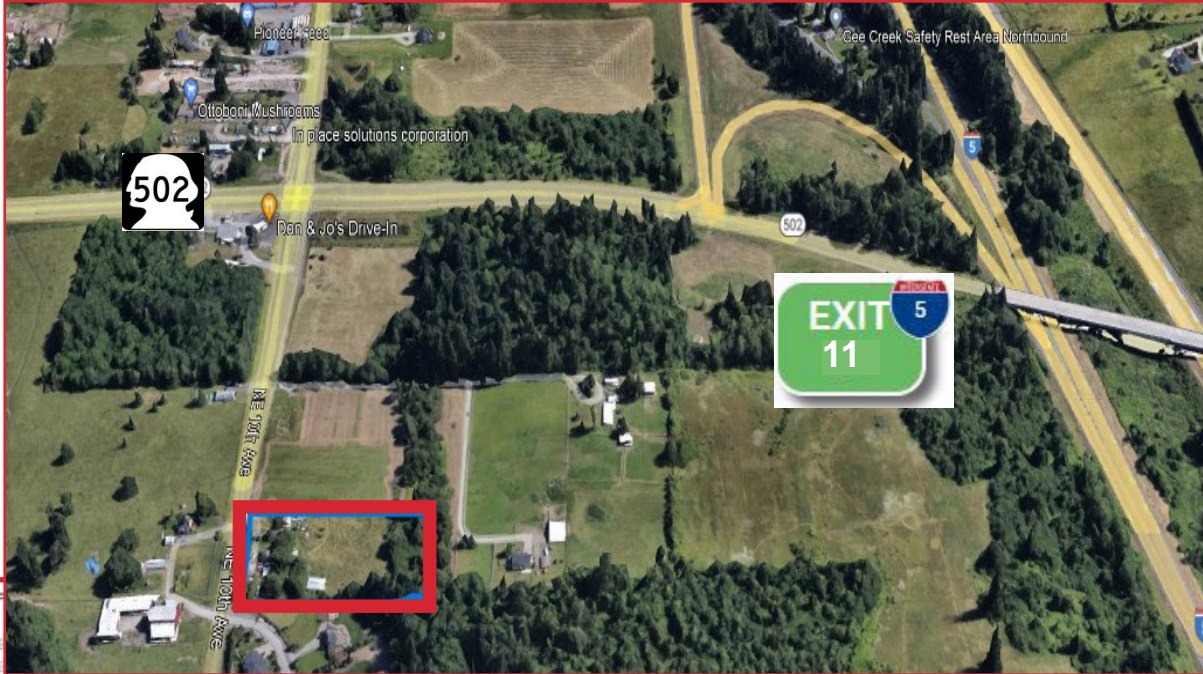


**MAJ COMMERCIAL
REAL ESTATE**

300 W 15TH ST, STE 201
VANCOUVER, WA 98660

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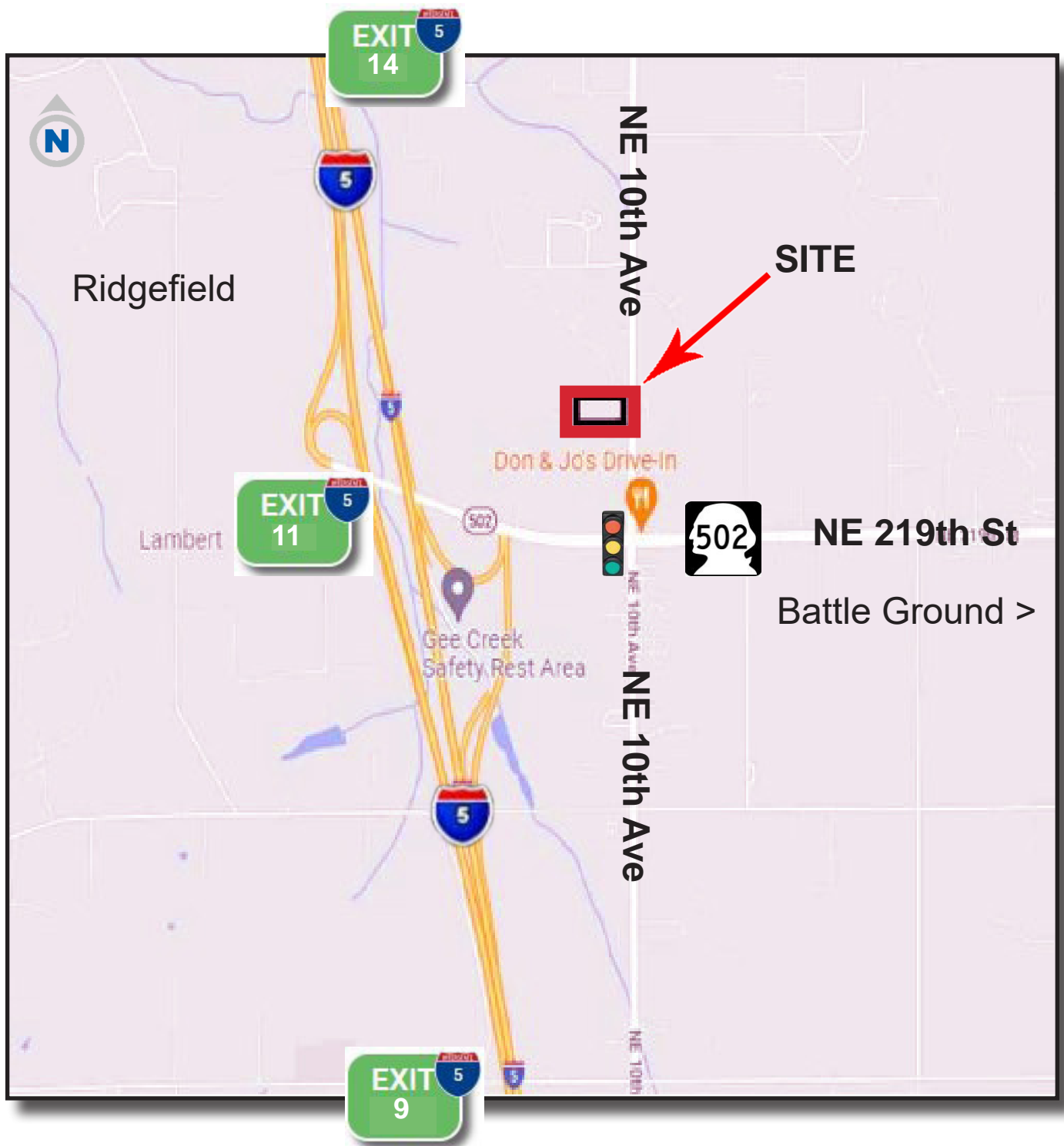
Aerial Location/ Hwys/ Site Plan



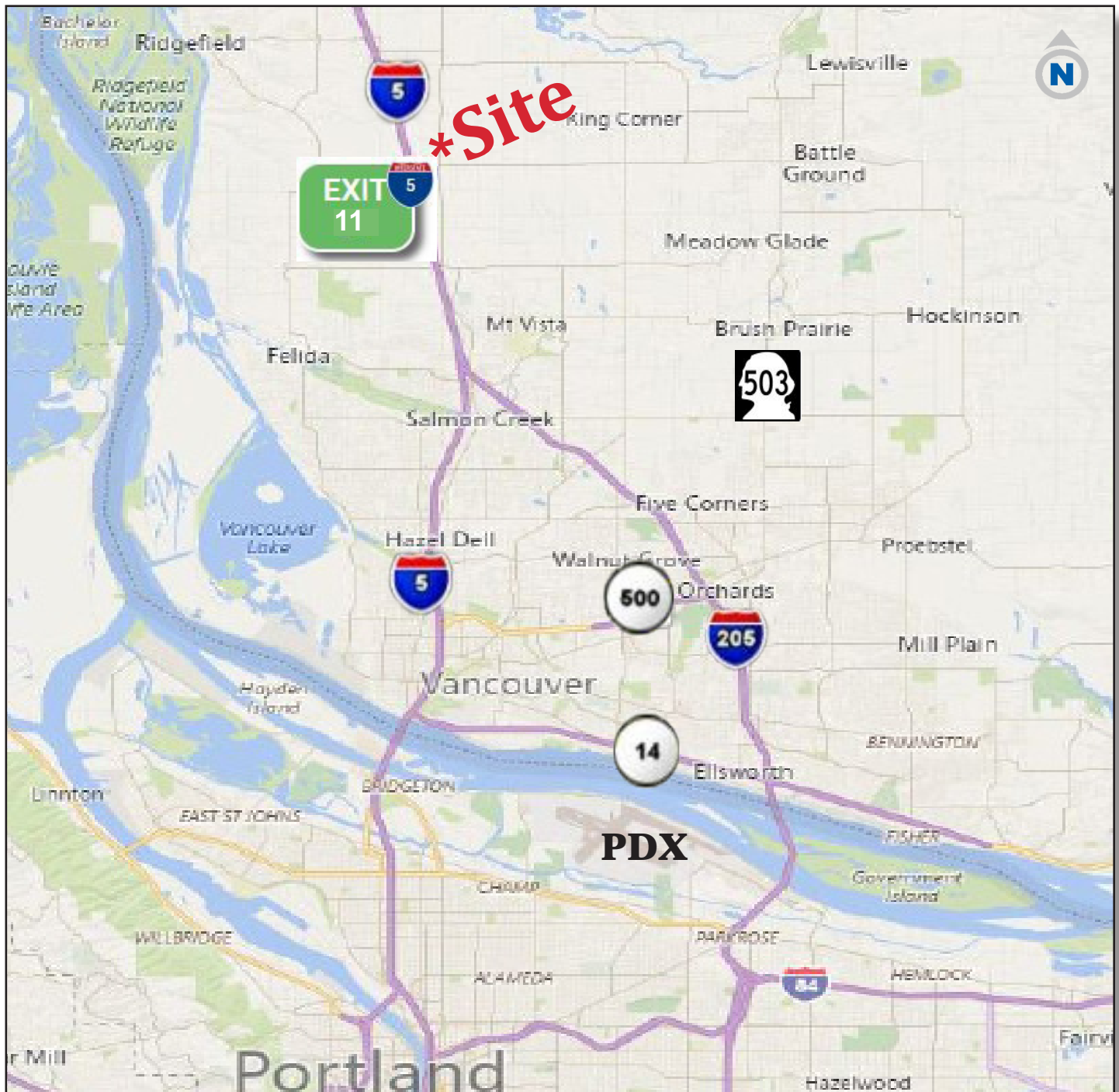
Aerial Location & Hwys



Property can be Accessed via NE 10th Ave from I-5 Exits 9, 11 & 14
Nearest is Exit 11



Location & Hwys



- 11 Miles to Downtown Vancouver via I-5
- 15 Miles to Downtown Portland via I-5
- 20 Miles to Portland International Airport via I-5 to I-205