

423 W 1st Ave

423 W 1ST AVE, COLVILLE, WA 99114

FOR SALE



BORNHOFT
COMMERCIAL

BARB PIELLI
509.714.5071
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Executive Summary

423 W 1ST AVE, COLVILLE, WA 99114

FOR SALE



OFFERING SUMMARY

Sale Price: \$595,000

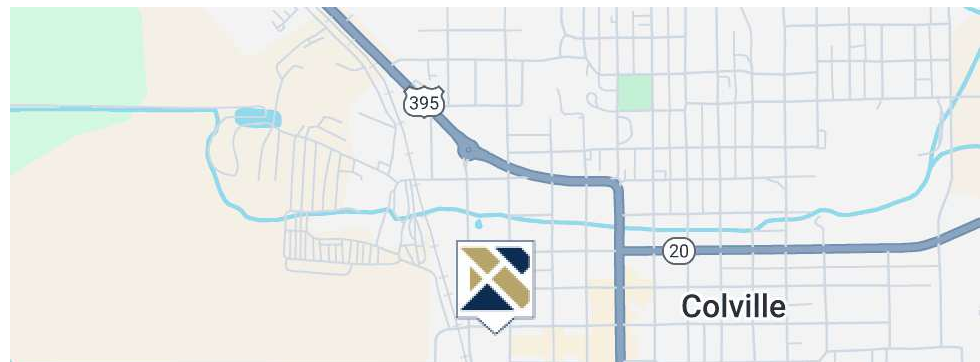
Building Size: 3,880 SF

Lot Size: 0.19 Acres

Zoning: LI

PROPERTY OVERVIEW

Amazing property that offers office, showroom and warehouse space. With private entrances, there is potential to have multiple tenants in 3 separate suites. Gas forced air & central air, LED lighting, vinyl windows, surveillance system with cameras, high speed spectrum internet ready, with ample storage room. Warehouse has three 10 foot overhead doors with openers and man door entrance and Infra-Red Tubing heat. The building is in excellent condition with lots of possibilities. With a strategic location in the vibrant Colville area, this property presents a compelling opportunity for investors seeking a solid foothold in the thriving commercial real estate market. *****THE BUSINESS IS SOLD WITH REAL PROPERTY. CONTACT AGENT FOR BUSINESS DETAILS*****



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Complete Highlights

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PROPERTY HIGHLIGHTS

- 3,880 Total Square Feet
- 2,389 Square Foot Warehouse
- 1,491 Square Foot Office/Showroom
- Potential Multi-Tenant
- Surveillance System with 8 Cameras
- High Speed Spectrum
- Three 10'x10' Insulated Overhead Doors with Openers
- 12 Foot Clearance
- Central Air Conditioning
- Gas Forced Air
- Private Entrance to Office
- Infra-Red Tubing Heat in Warehouse
- Vinyl Windows
- Lots of Extra Storage



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Additional Photos

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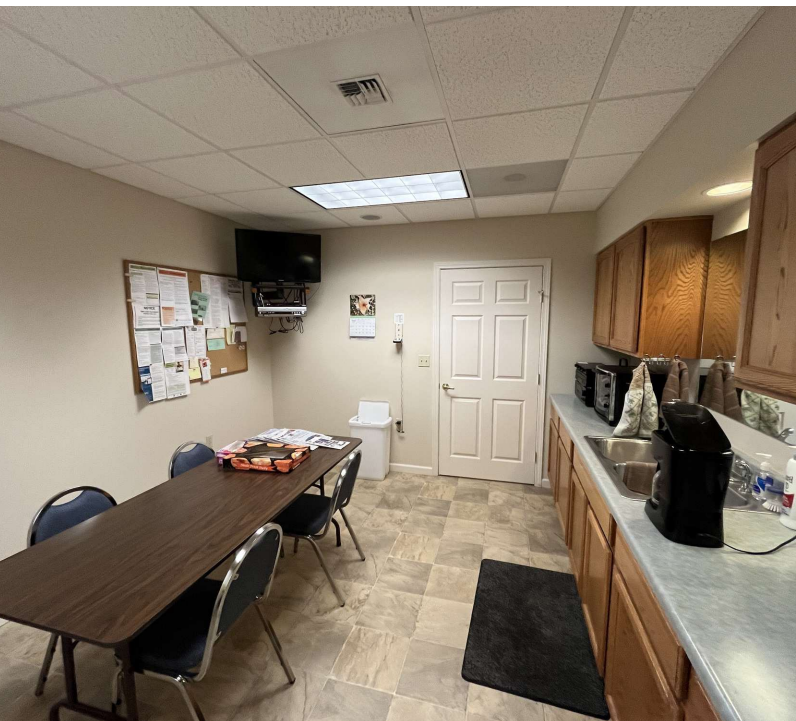
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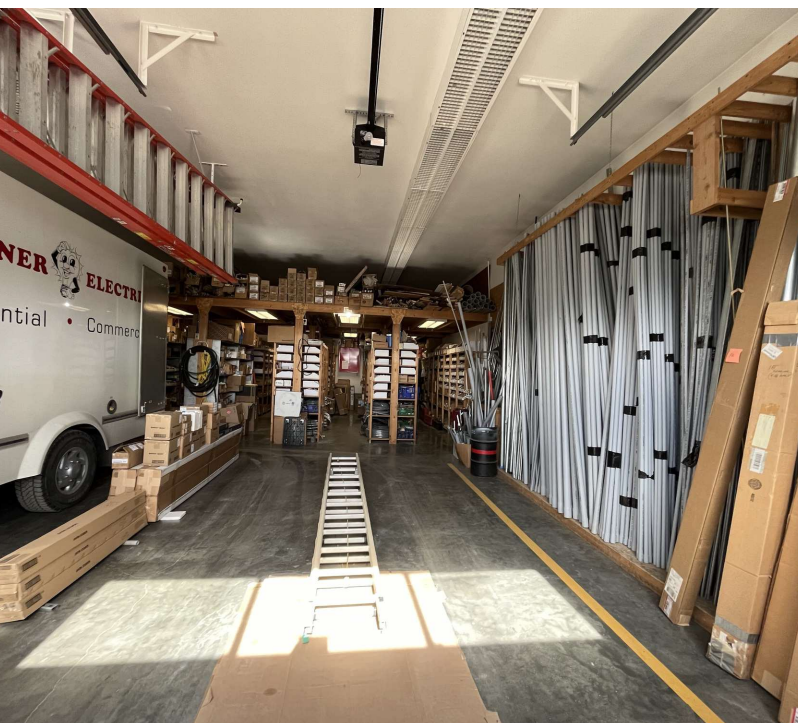
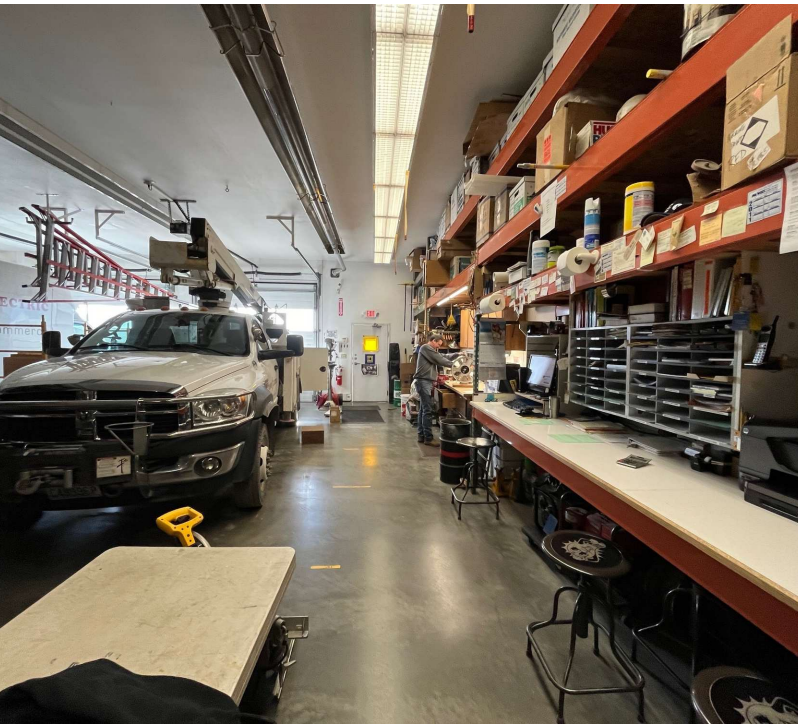
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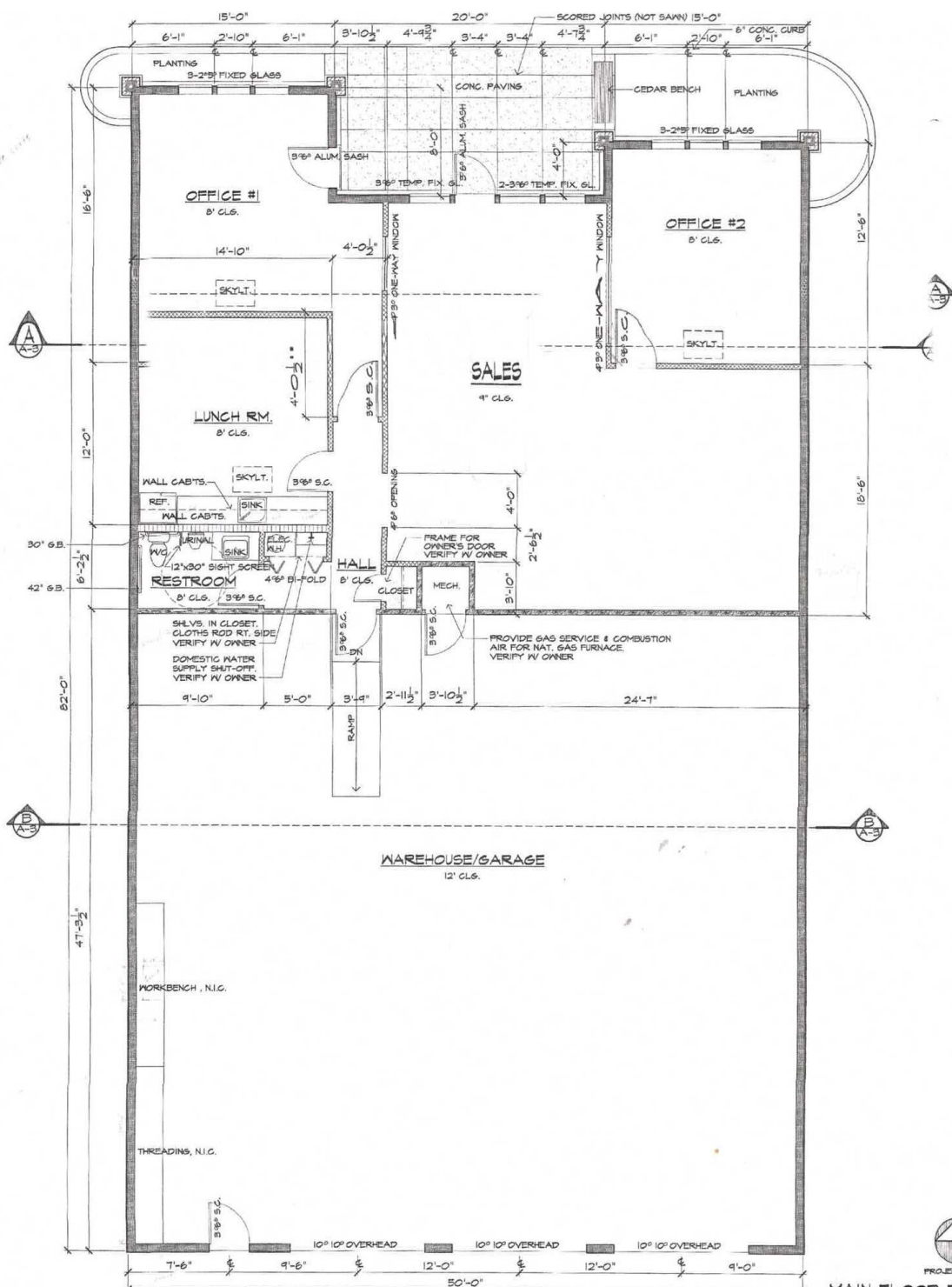


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Floor Plans

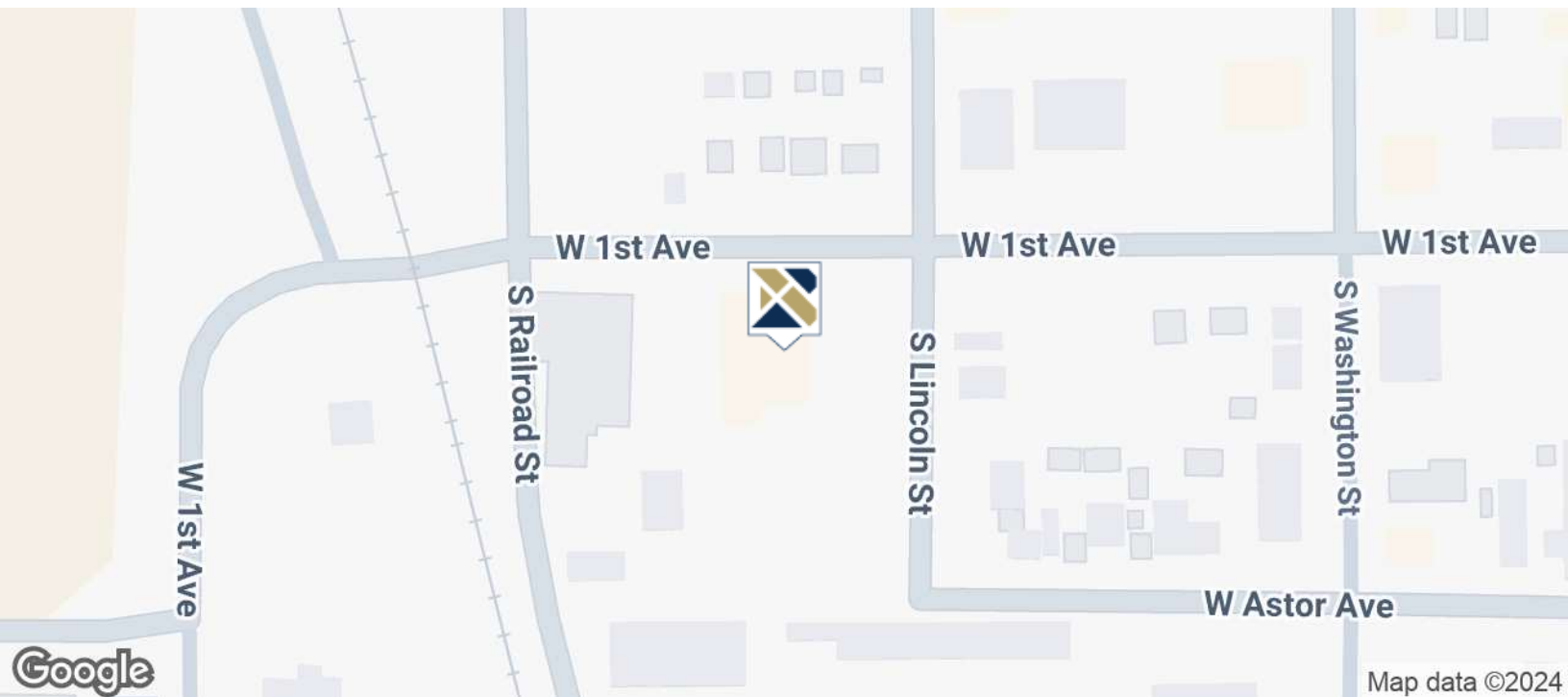
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Location Map

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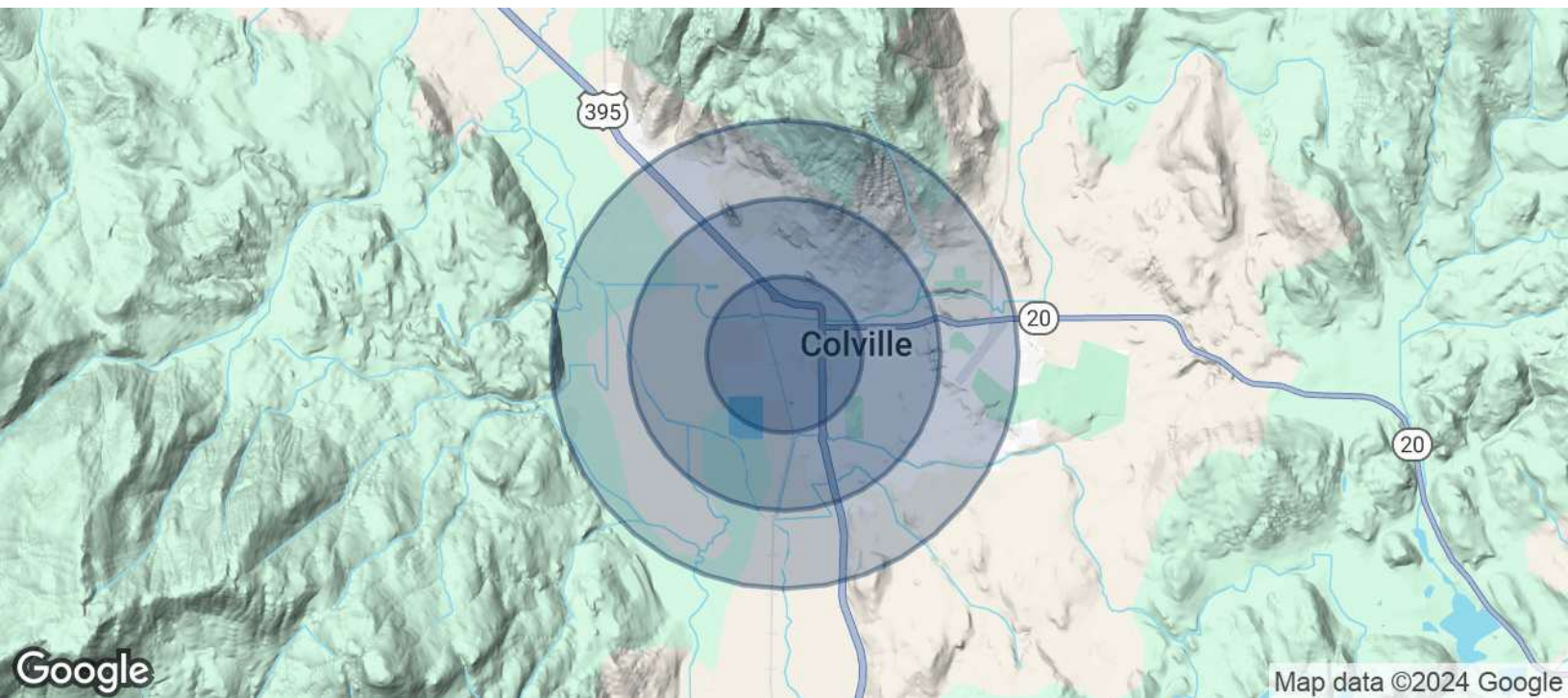


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Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	934	2,787	4,383
Average Age	35.8	38.0	42.2
Average Age (Male)	31.2	33.5	38.5
Average Age (Female)	41.0	42.2	44.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	382	1,173	1,918
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$53,712	\$53,044	\$54,958
Average House Value	\$154,496	\$161,074	\$176,690

2020 American Community Survey (ACS)



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