

**BUILD TO SUIT OR
GROUND LEASE**

Prime Lot in Ellensburg

701 S Main Street Ellensburg, WA 98926

Ground Lease Price	\$6,500 Mo NNN
Build to Suit Price	Negotiable
Lot Size	57,935 ± SF
Traffic Counts (S Main Street)	13,595 (2021)
Property Taxes	3,734.47 (2023)

Highlights:

- On Main arterial between Fred Meyer and Super 1 Foods
- Will Build to Suit for strong tenant with long term lease.
- Alta and Topographic survey and Phase One Available.
- Located in an Opportunity Zone



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