

**SALE**

# 710 N California Ave

**710 N CALIFORNIA AVE**

Pasco, WA 99301

**PRESENTED BY:**

**SCOTT HOWELL**

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**JAMES WADE**

O: 509.737.9429

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## PROPERTY SUMMARY



### OFFERING SUMMARY

|                       |            |
|-----------------------|------------|
| <b>SALE PRICE:</b>    | \$950,000  |
| <b>LOT SIZE:</b>      | 1.36 Acres |
| <b>BUILDING SIZE:</b> | 4,800 SF   |

### PROPERTY DESCRIPTION

Opportunity to for owner/occupant to buy 2,400 sqft light industrial warehouse with office and yard space, plus an additional 2,400 sqft 14 unit storage facility currently generating revenue. 1.36 acre lot, with multiple laydown yard configurations and room to add more storage units or another building. Currently a land lease for a small portion of the property generating revenue as well. Just off Oregon Ave in Pasco with great highway access. Please call LA for additional details and showing instructions.

### PROPERTY HIGHLIGHTS

- Owner User Warehouse
- Storage Units Generating Income
- Newly Remodeled Office Space

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## ADDITIONAL PHOTOS



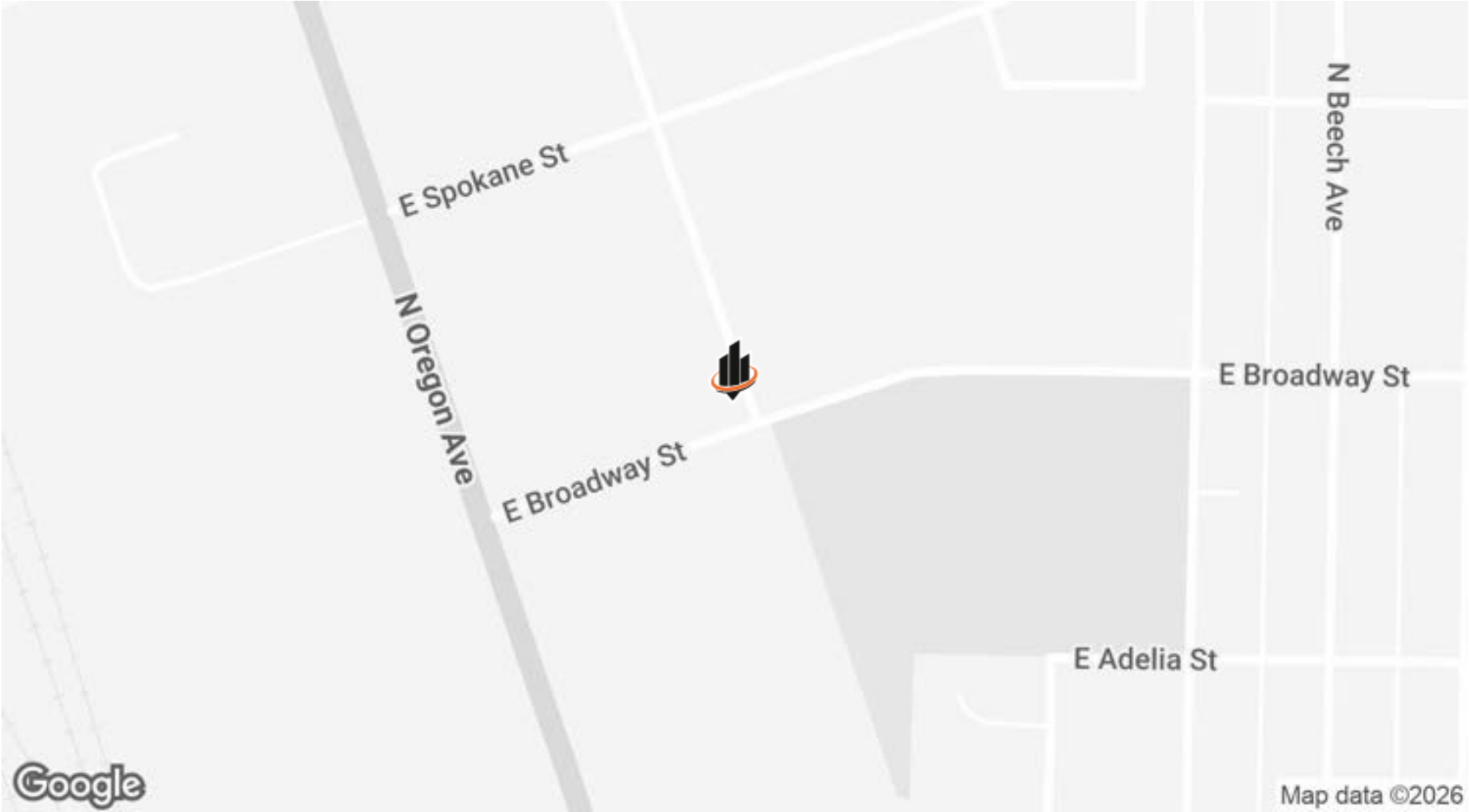
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LOCATION MAP



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## SECTION 1 Advisor Bios

ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com  
Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com  
Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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