

JUST LISTED

300 S TOWER AVE
CENTRALIA, WA

\$899,000



WITH STREET FRONTAGE ON 2 SIDES, THIS CORNER BUILDING HAS 12,000 SQUARE FEET OF COMMERCIAL/RETAIL/OFFICE SPACE WITH 3,000 SQUARE FEET OF BONUS STORAGE ON THE SECOND FLOOR. CURRENT USE IS 60% RETAIL SHOWROOM WITH 40% PARTS & SERVICE AREA. EASY ACCESS WITH A LOADING DOCK ON THE NORTH END OF THE BUILDING AND A LOADING RAMP INTO THE NE CORNER OF THE BUILDING. CURRENT BUSINESS HAS BEEN IN THIS BUILDING FOR 28+ YEARS. BUILDING COULD BE USED AS RETAIL SPACE, DIVIDED INTO OFFICE SPACE, POSSIBLE WAREHOUSE SPACE OR ANY COMBINATION. RENTS ARE ALL PRO-FORMA BASED ON NNN.

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