

# FOR SALE

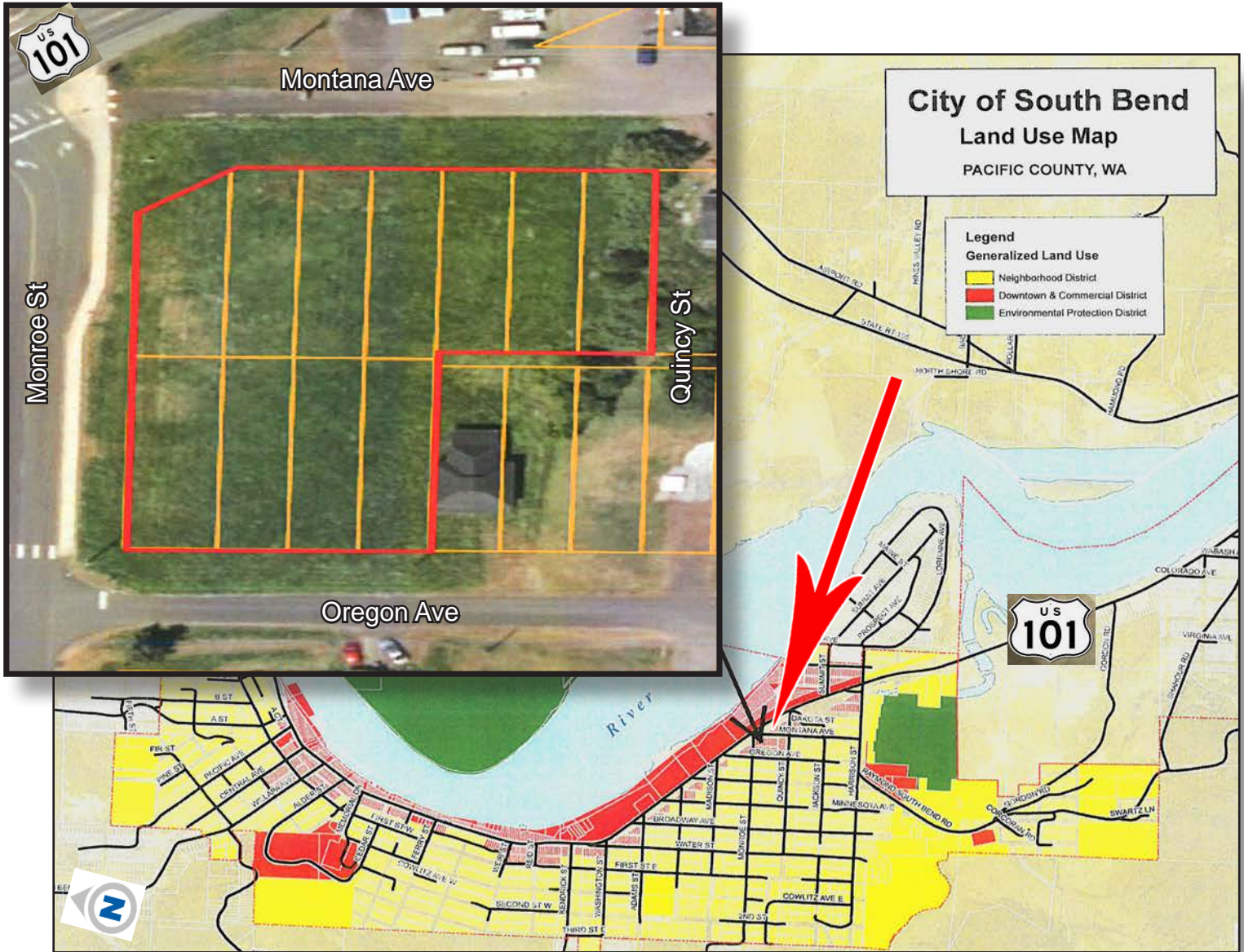
**REDUCED**

## \$299,000

**SITE FOR 15 APT UNITS**  
**.84 AC**

**ZONED DC - DOWNTOWN/ COMMERCIAL**

**Corner of Hwy 101, Monroe St N & Montana Ave South Bend, WA 98586**



## Kelly Shea

**Commercial**  
 360.823.5110 Office  
 360.921.3710 Cell



**MAJ COMMERCIAL**  
**REAL ESTATE**

300 W 15th St. Ste 201 Vancouver, WA 98660

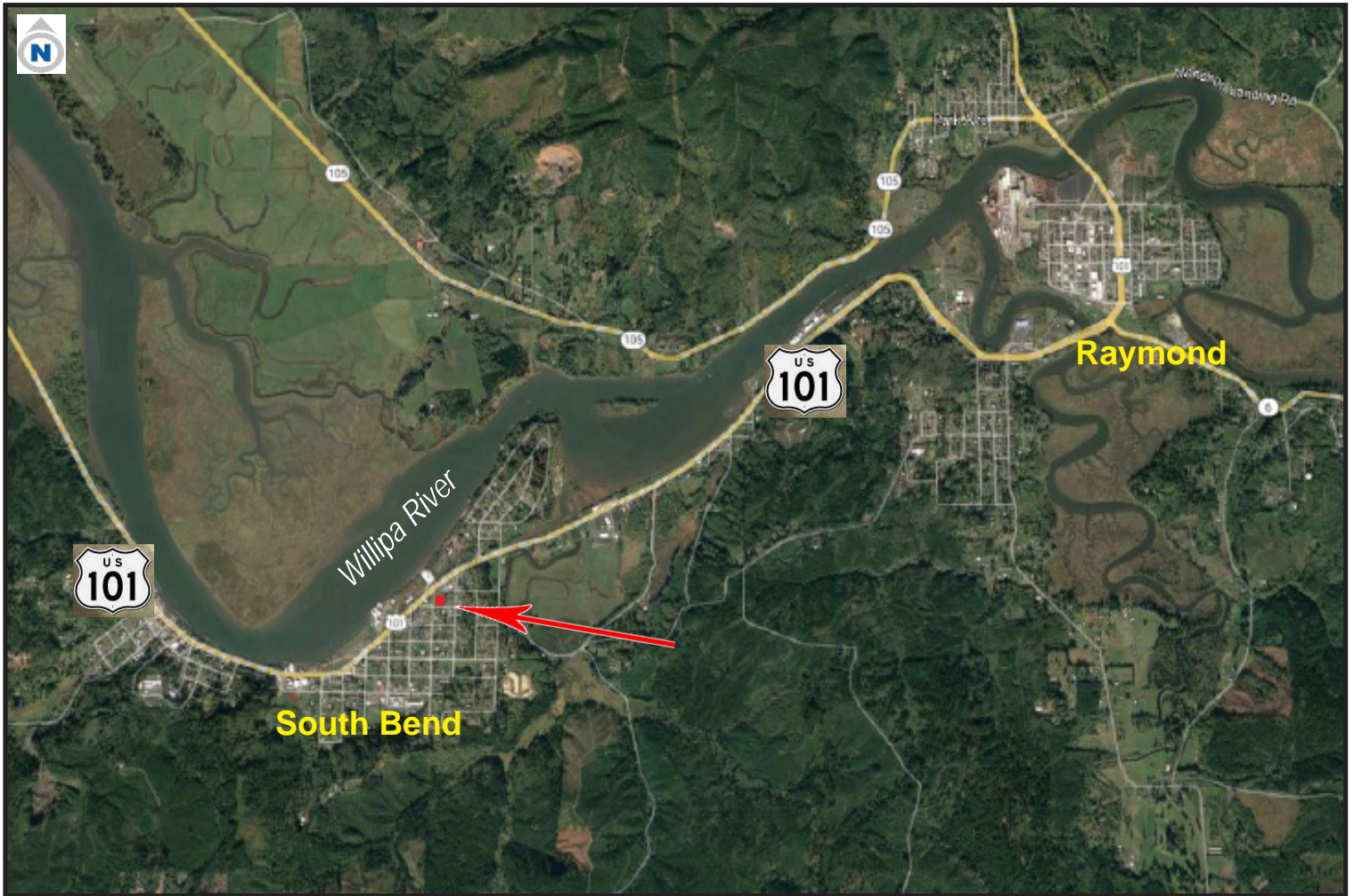
**Kelly@SheaCRE.com**

**>>> www.SheaCRE.com**



# PARCEL LOCATION & HIGHLIGHTS

**Hwy 101, Monroe St N & Montana Ave South Bend, WA 98586**



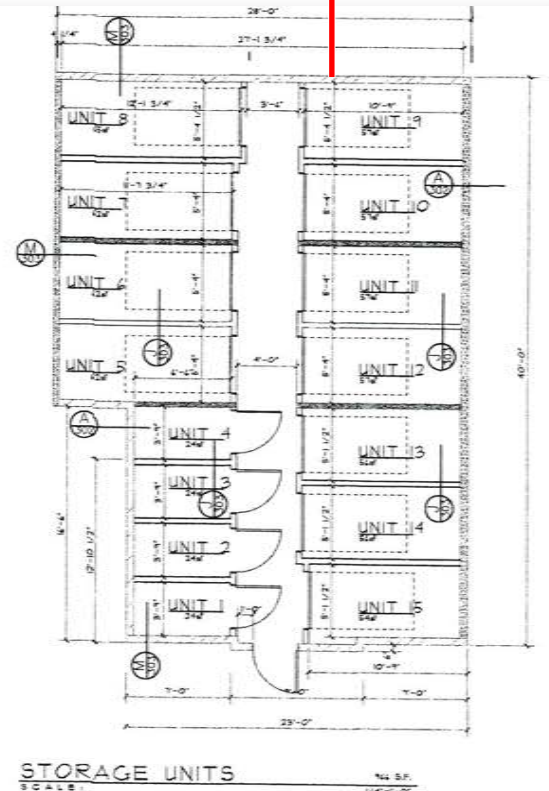
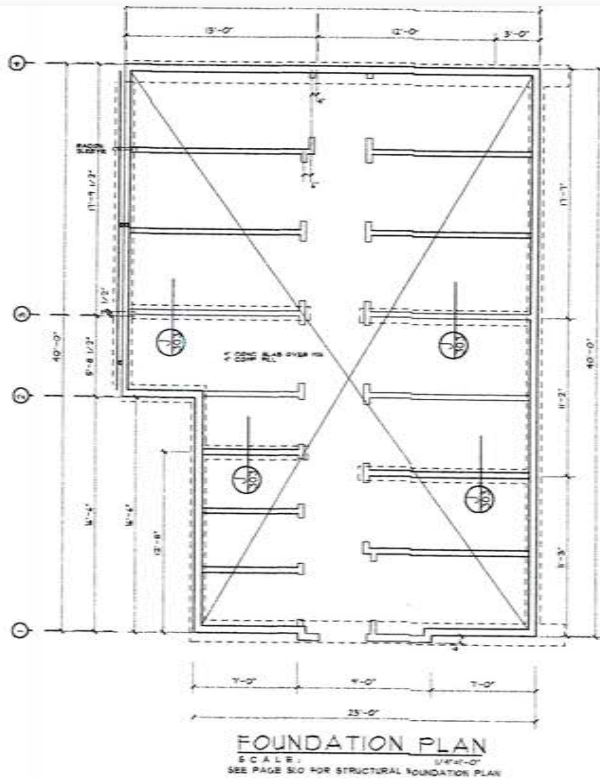
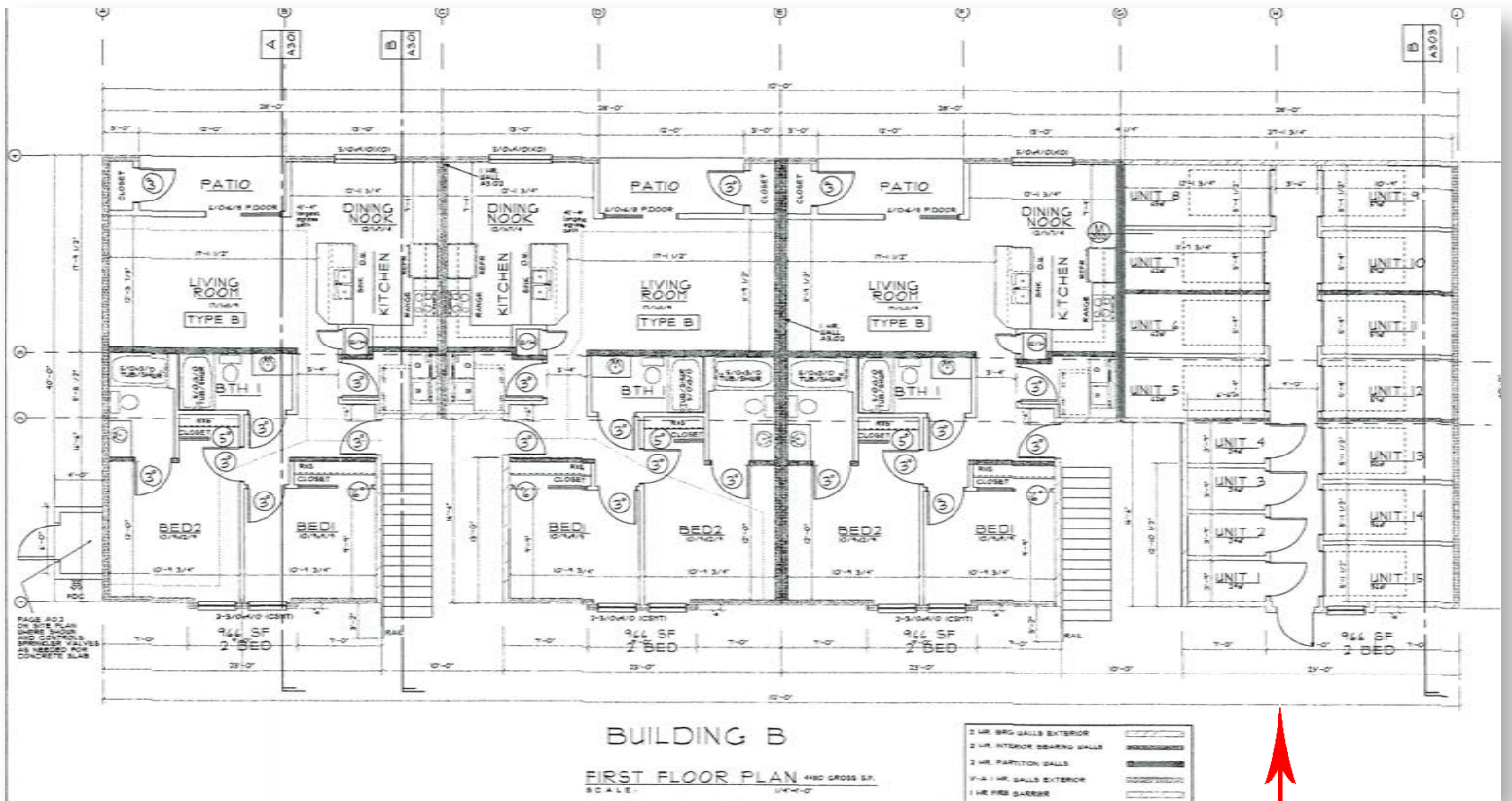
- .84 AC Parcel
- Zoned - DC Downtown & Commercial District
- Site for 15 Apartment Units
- Potential River View for Some Units
- Public Utilities at Street
- Within City of South Bend
- Most Services Within 3 Miles; Willapa Harbor Public Hospital, 13+ Restaurants, 6+ Banks, 8+ Health Care Facilities, 3+ Motels, 10+ Shopping Groceries, Hardware etc.
- Area Population 24,000+ (2021)
- 40 Miles E To I-5 (Chehalis) / 120 Miles to Vancouver, WA / 40 Min to Long Beach
- Walking Distance to New School/ Great Small Town Feel & Family Friendly





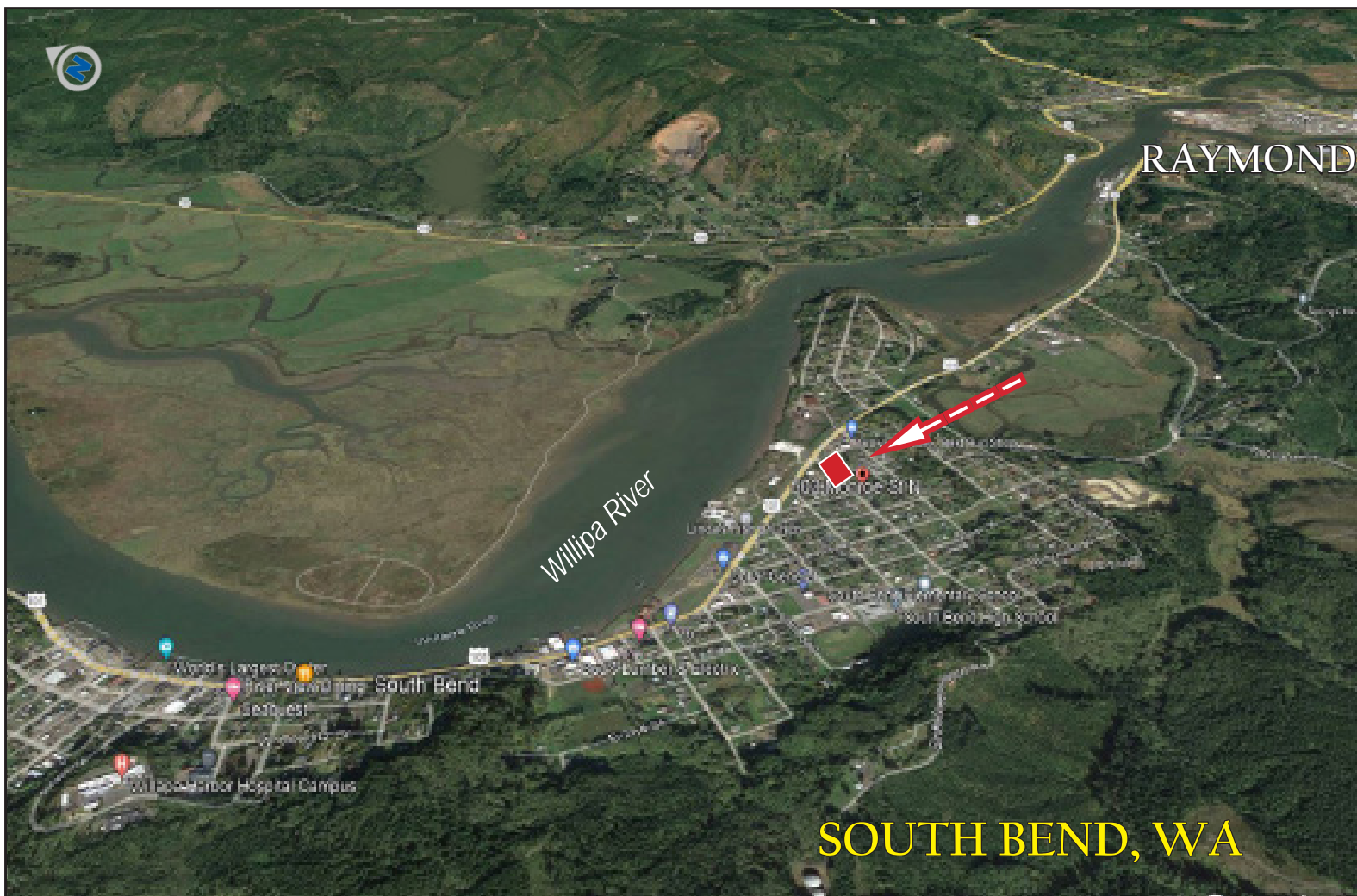
# FLOOR PLAN INFORMATION

Hwy 101, Monroe St N & Montana Ave South Bend, WA 98586



# SOUTH BEND AERIAL

**Hwy 101, Monroe St N & Montana Ave South Bend, WA 98586**



WHILE THE INFORMATION PROVIDED HEREIN IS NOT GUARANTEED, IT HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE