

PROPERTY SUMMARY

LOWER COLUMBIA MONUMENT COMPANY

101 Academy St Kelso, WA 98626



PROPERTY DESCRIPTION

Great building and location for any business. It is currently a granite business. Their specialty is creating headstones with creative special order designs. All granite supplies and equipment are included in the price.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$425,000
Number of Units:	2
Lot Size:	7,495 SF
Building Size:	1,932 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	1,502	4,617
Total Population	499	3,678	11,901
Average HH Income	\$56,715	\$61,557	\$72,542

Becky Potter, CCIM
360.241.8829



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COMMERCIAL
REALTY

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Great building and location for any business. It is currently a granite business. Their specialty is creating headstones with creative special order designs. All granite supplies and equipment are included in the price.

LOCATION DESCRIPTION

This property is located in SW Washington. Quick connection just over the bridge to Longview WA. The area is teeming with commercial and lifestyle opportunities. With convenient access to major highways and a short commute to Portland, this location offers unparalleled connectivity for businesses. Nearby points of interest include the Three Rivers Mall, Coweeman River Trail, and Lower Columbia College. The area is also in close proximity to Downtown Kelso, and short trip to Downtown Longview. A variety of dining, shopping, and entertainment options surround this building, making it a convenient location for owner, employees, and customers alike. Don't miss out on the opportunity to place your business in the great location.

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PHOTOS

LOWER COLUMBIA MONUMENT COMPANY

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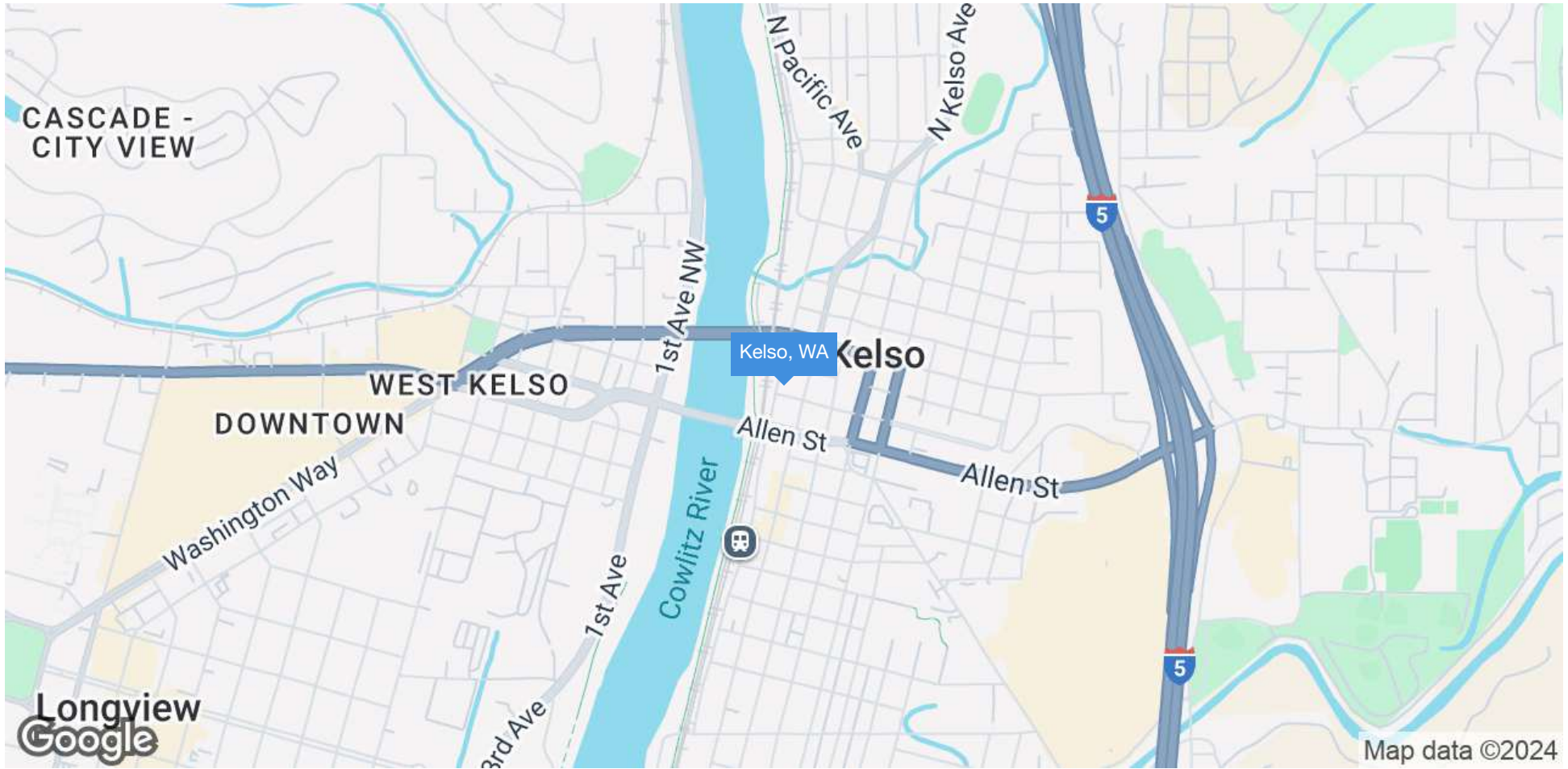


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STREET MAP

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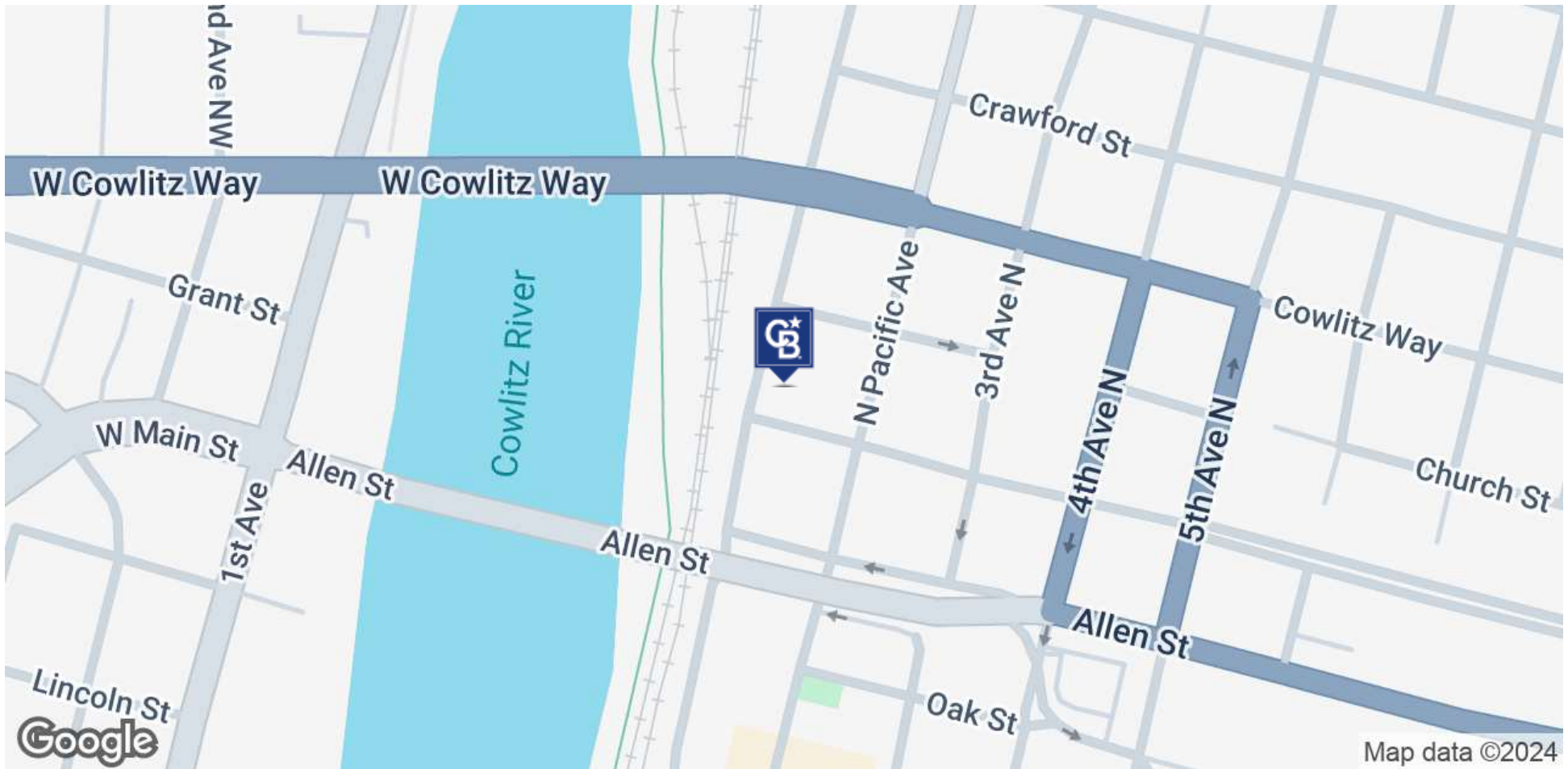


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LOCATION MAP

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AERIAL MAP

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DEMOGRAPHICS

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SALE PRICE

\$425,000

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DEMOGRAPHICS MAP & REPORT

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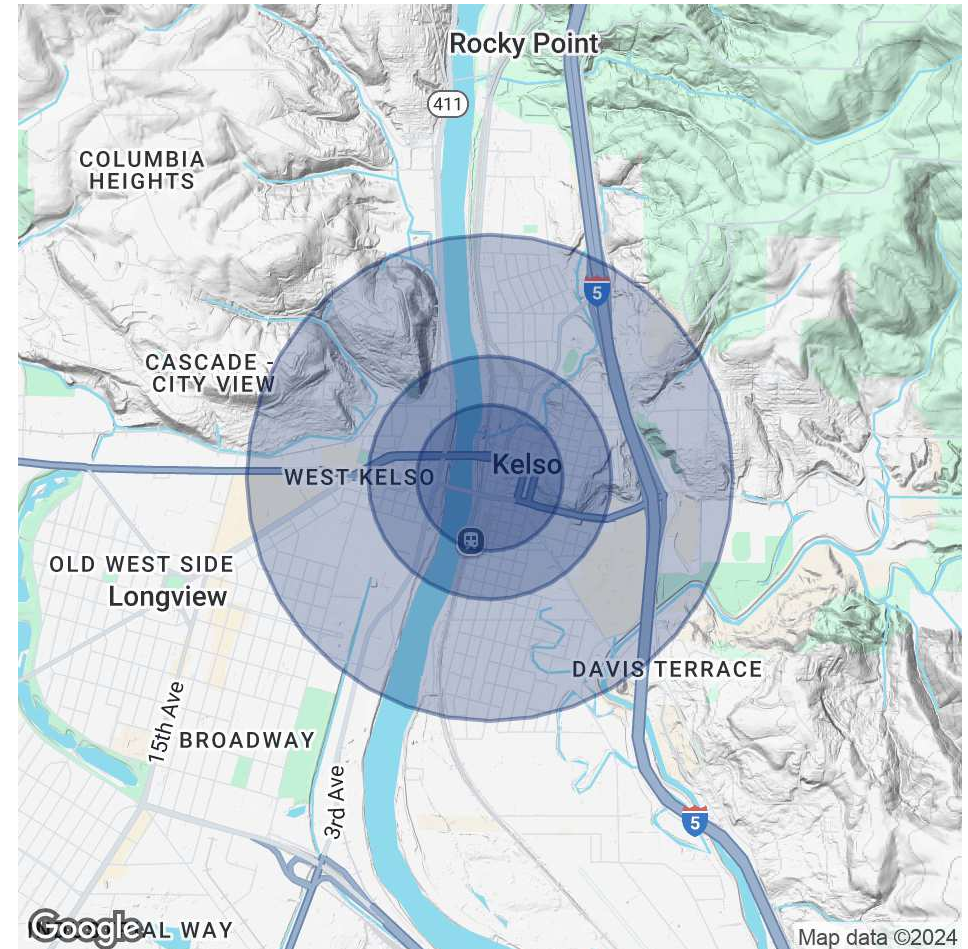
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	499	3,678	11,901
Average Age	38	37	39
Average Age (Male)	37	36	38
Average Age (Female)	38	38	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	232	1,502	4,617
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$56,715	\$61,557	\$72,542
Average House Value	\$284,640	\$305,930	\$309,475

ETHNICITY (%)	0.3 MILES	0.5 MILES	1 MILE
Hispanic	15.6%	14.9%	15.0%

Demographics data derived from AlphaMap



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BECKY POTTER, CCIM

Commercial Sales Broker

becky.potter@cbrealty.com

Direct: **360.241.8829**

WA #2683 // OR #94070055

PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

648 - NRT

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BACK PAGE

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