

General Commercial Zoned Property For Sale

5420 NE Fourth Plain Blvd Vancouver, WA 98661



Property Details

List Price: \$850,000
Property: 22,215 sq ft
2 Parcels: #29467080 & #29467075
Zoning: CG
Building: 1,952 sq ft
Year Built: 1978

Property Description

1,952 square foot building sitting on a spacious 22,215 square foot lot with approximately 125 feet of high-visibility, prime frontage on Fourth Plain Blvd. With over 18,000 vehicles passing by daily, this property offers exceptional exposure and easy access in a central, high-traffic area. The building and lot are ideally suited for a variety of uses. Such as: vehicle service and repair, vehicle sales or rental, EV battery exchange and charging, transportation facility, self-service storage, and general office space.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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LOCATION



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LOCATION MAP



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REGIONAL INFORMATION

ABOUT VANCOUVER, WASHINGTON

Population: 196,442

County: Clark County

Situated north of Portland and south of Vancouver, Washington is where being in between feels just right. The city's roots originated on the Columbia River's north shore, where the Pacific Northwest's first indigenous inhabitants started a diverse and thriving community. Now that growth presents itself in our innovative waterfront, friendly and walkable downtown, and easy access to Mount St. Helens, the Columbia River Gorge, and the Pacific Coast.

As of the 2023 census, 196,442 people, and 79,747 households in the county. The population density was 3,917.2/sq mi. Data shows a median household income of \$76,799, with 51% of residents owning their homes and 49% renting. The city's racial makeup is 76.5% White, 14.7% Hispanic or Latino, and 5.5% Asian.

The average household size was 2.46 people.

22.1% of the population were under 18, and 6.2% were under 5. 15.7% of people were older than 65. The gender makeup of the city was 50.6% female, and 49.4% male.

The median household income was \$67,462, but the per capita income was \$36,053. 12.7% of the population was below the poverty line.



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