

# Light Industrial For Sale

2200 E 1st Street  
Vancouver, WA, 98661



## Property Details

List Price: \$1,350,000  
Acreage: 0.86 acres  
Zoning: ILL  
Size: 1,800 sq ft

## Property Description

A very nice property with 1,800 SF building on a fully fenced .86 Acre site. The cleanest tow yard lot you will find. Easy access to I-5. Owner Terms Available.



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS

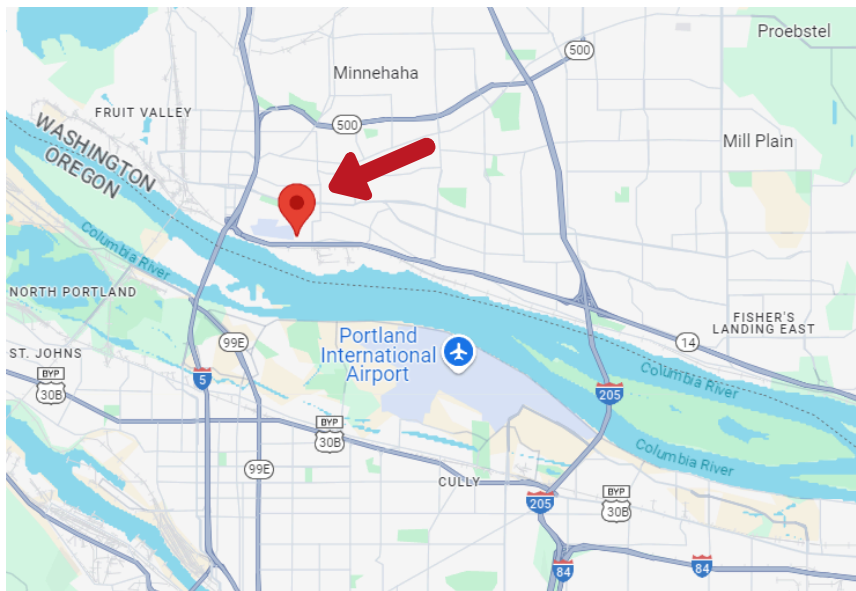


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## LOCATION MAP



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## REGIONAL INFORMATION

### ABOUT VANCOUVER, WASHINGTON

**Population:** Approximately 200,000 (2023 estimate)

**County:** Clark County

Vancouver, Washington, is located just north of Portland, Oregon, along the Columbia River. Originally settled by indigenous communities, the city has grown into a diverse urban area with a mix of residential, commercial, and recreational spaces. It features a revitalized waterfront and easy access to natural attractions like Mount St. Helens and the Columbia River Gorge.

As of the latest estimates, Vancouver's population is around 200,000, with more than 76,000 households. The population density is about 4,200 people per square mile. Demographically, the city is approximately 73% White, 3% African American, 1% Native American, 6% Asian, 2% Pacific Islander, and 11% from two or more races. Hispanic or Latino individuals of any race make up about 15% of the population. The average household size is around 2.5 individuals.

Approximately 21% of residents are under 18, and about 6% are under 5 years old. Seniors aged 65 and older comprise roughly 14% of the population. The gender distribution is nearly equal, with about 50% female and 50% male.

The median household income in Vancouver is approximately \$75,000, with a per capita income of about \$38,000. About 11% of the population lives below the poverty line.



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