

# FOR SALE

PROFESSIONAL OFFICE/MEDICAL/SERVICE PROPERTY

415 SE 117<sup>th</sup> | Vancouver, WA 98683



900 Washington St, Suite 850, Vancouver, WA  
360.750.5595 | www.fg-cre.com



## PROPERTY HIGHLIGHTS

Rare Owner-User Opportunity! Ideal for a professional office, medical, or service-based business looking to own rather than lease.

- Opportunity to build equity
- Near all essential services, including restaurants, retail, medical facilities, health club, mass transit and Starbucks
- Minutes to I-205 and SR-14
- Building: 2,412 SF
- 8 private offices, conference room, kitchen, reception, and 2 restrooms
- Parking: 2 on-site stalls with abundant free street parking
- Land: .15 Ac (6,534 SF)
- Zoning: Community Commercial (CC), allowing a broad range of uses
- Built in 1968, capital improvements 2025
- Price: \$699,000



**FOR MORE INFORMATION:**

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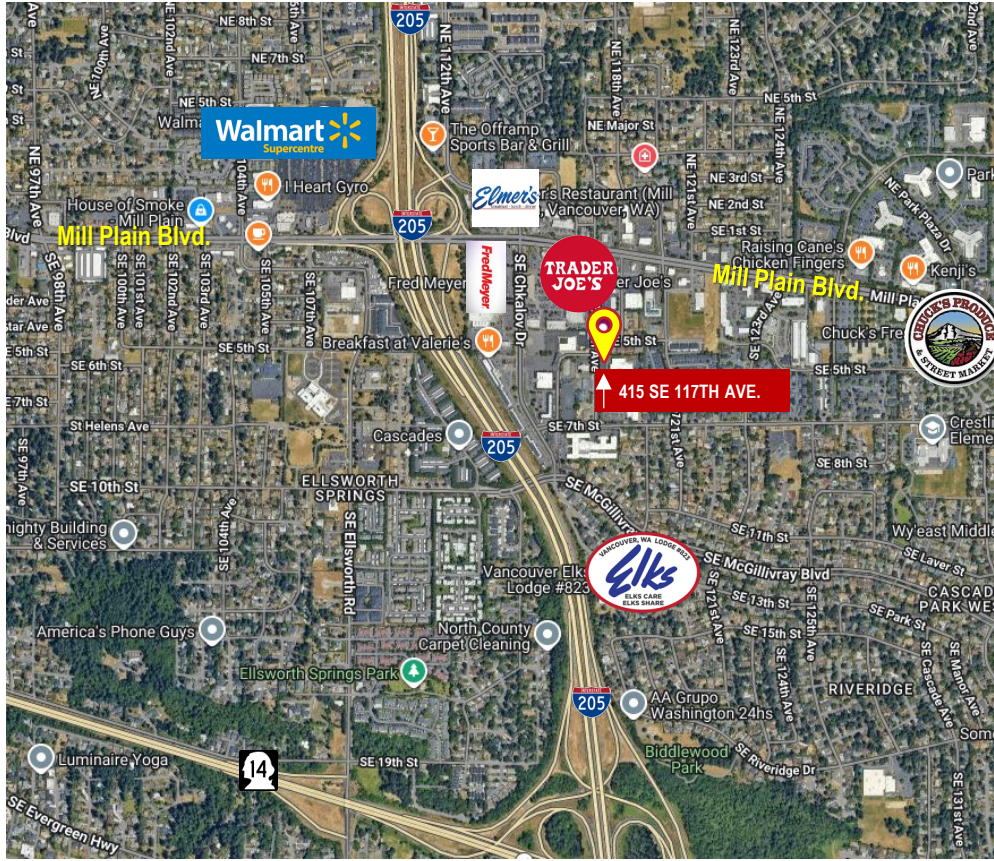
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This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.