

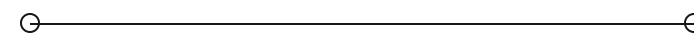


**SALE**

# 601 West Kennewick Avenue

**601 WEST KENNEWICK AVENUE**

Kennewick, WA 99336



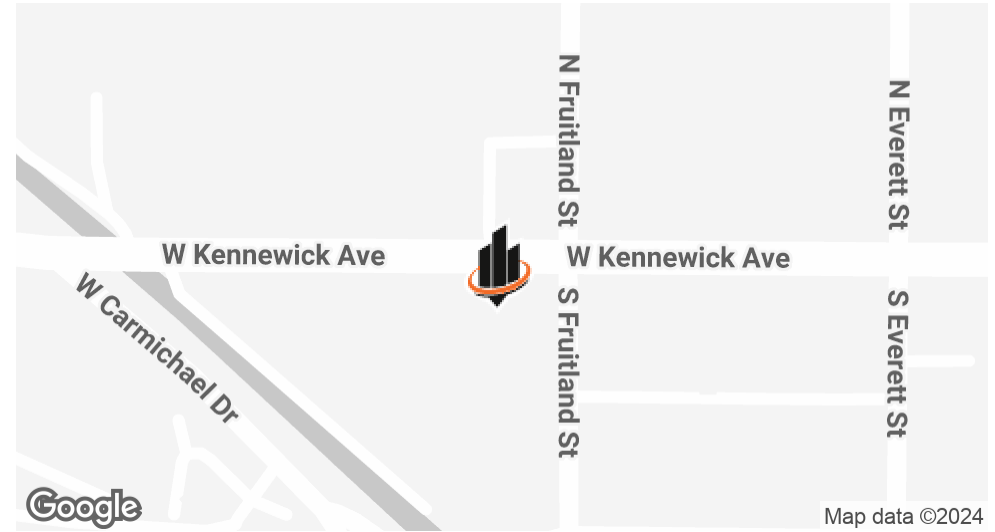
**PRESENTED BY:**

**BRENDA GARIBAY**

O: 509.528.5549

[brenda.garibay@svn.com](mailto:brenda.garibay@svn.com)

## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALES PRICE:</b>	\$975,000.00
<b>PARCELS:</b>	101891040001000 & 101891040002000
<b>LOT SIZE:</b>	
<b>BUILDING SIZE:</b>	6,728 SF
<b>YEAR BUILT</b>	1967
<b>PARKING:</b>	35 + Street Parking

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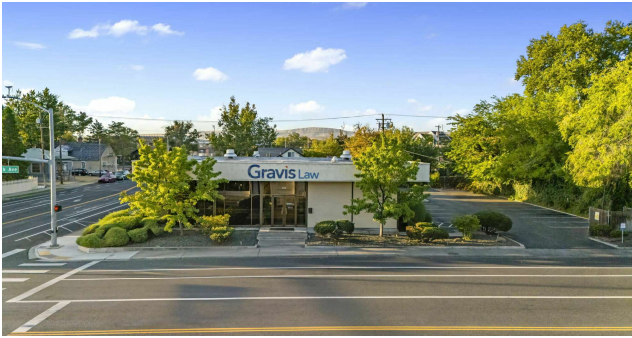
## PROPERTY DESCRIPTION

MLS# 279225 High visibility, corner property! Located in the Commercial Office District, allowing both office and retail use. Built in 1967 and meticulously maintained. Was once a bank and now a legal office. Main floor offers, welcoming receptionist and waiting area, 3 conference rooms, 5 large offices with floor to ceiling windows, 2 private offices (no windows), collaborate space areas, copy room and storage room. The finished basement offers a private and spacious conference room, large kitchen and break room, additional collaborative space, vault room, a women's two stall restroom, men's restroom, utility and storage room, closet space and mechanical room. A total of 35 parking stalls plus additional street parking. Property also for lease see MLS 279226.

## PROPERTY HIGHLIGHTS

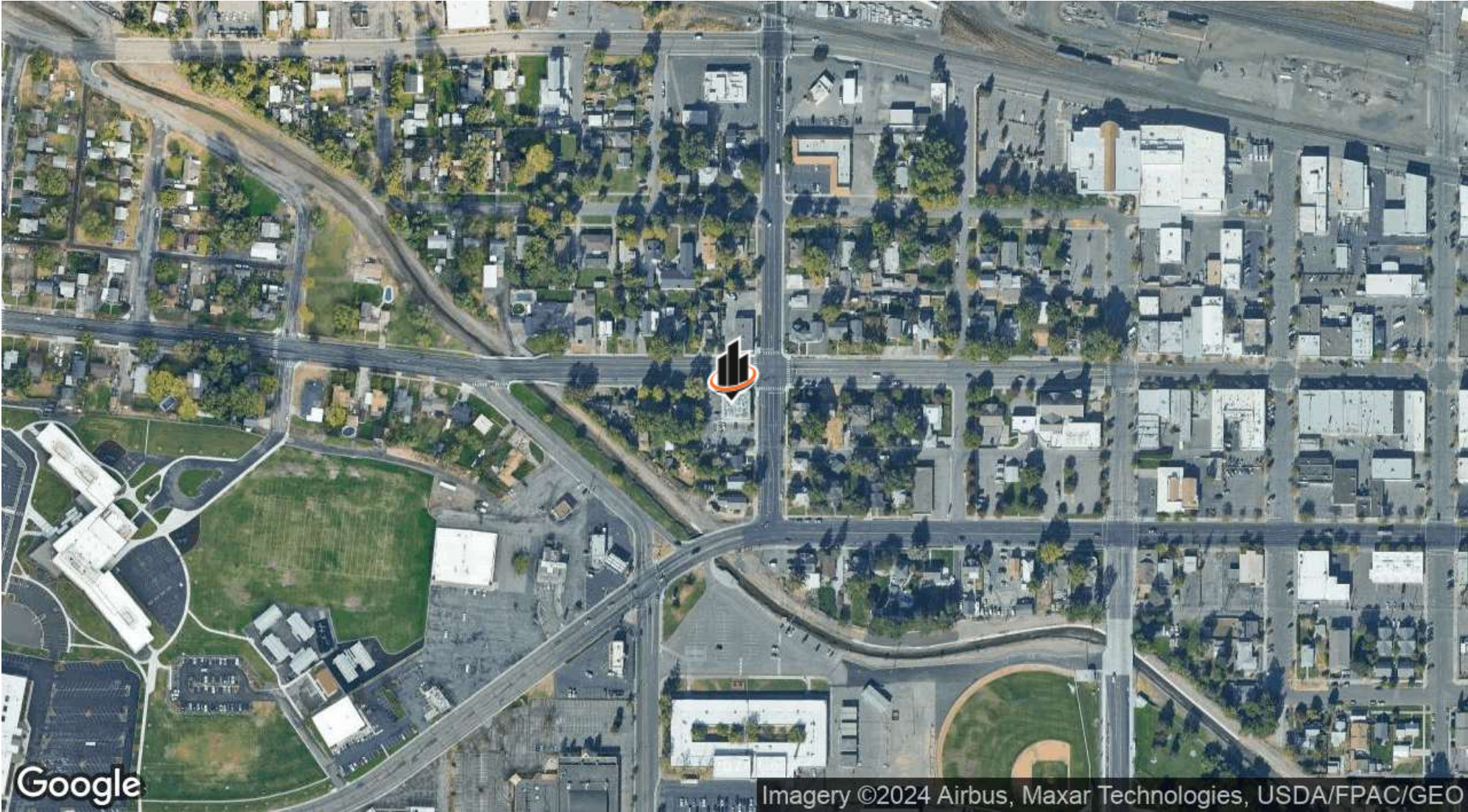
- -High Visibility Corner Property
- -Commercial Office and Retail Use
- -Meticulously Maintained
- -Large Private Offices

**ADDITIONAL PHOTOS**



**BRENDA GARIBAY**  
O: 509.528.5549  
brenda.garibay@svn.com

**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

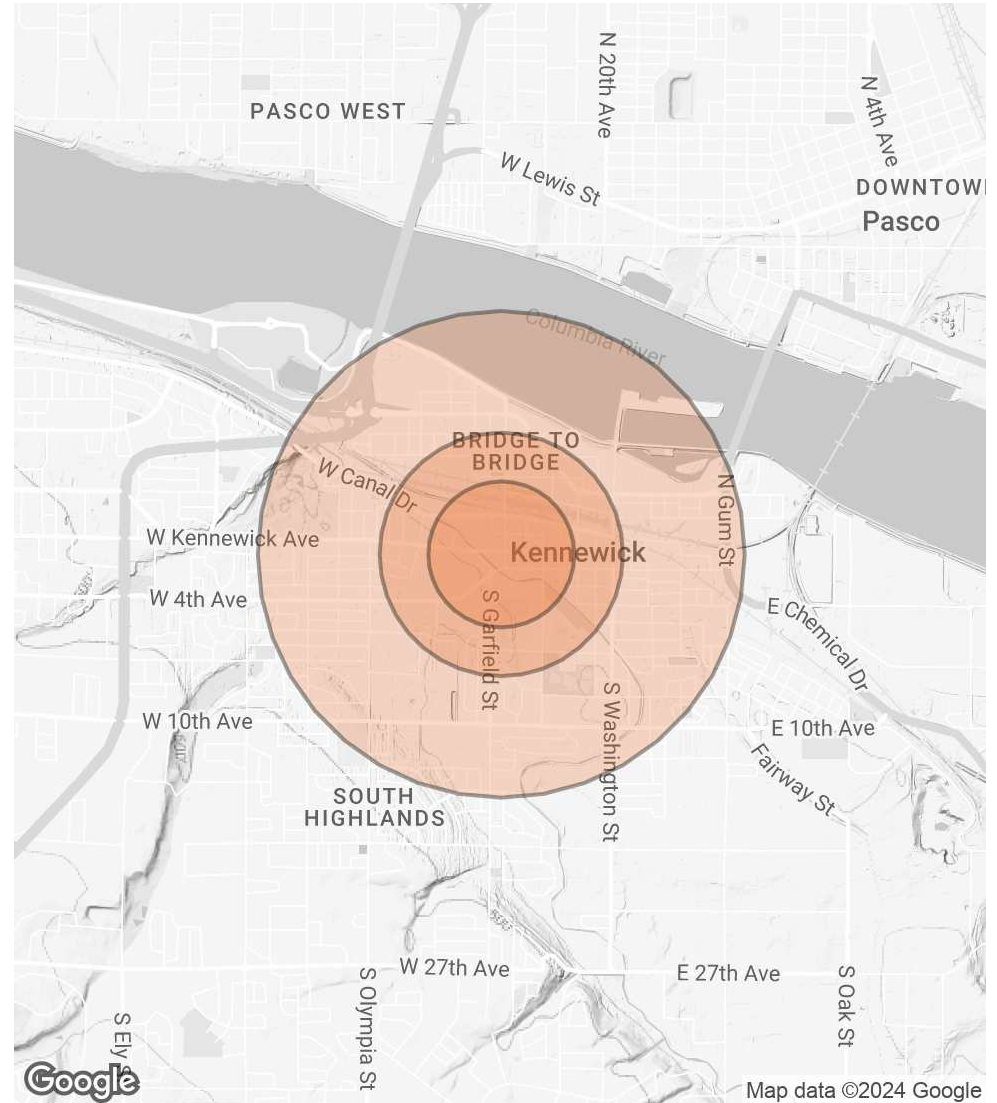
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	453	2,090	12,829
AVERAGE AGE	39	35	34
AVERAGE AGE (MALE)	38	34	33
AVERAGE AGE (FEMALE)	40	37	35

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	181	792	4,533
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$68,163	\$56,640	\$60,698
AVERAGE HOUSE VALUE	\$331,030	\$286,449	\$264,408

Demographics data derived from AlphaMap



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