

# FOR SALE

CORNER LOT IN FELIDA

3617 NW 119<sup>th</sup> Street | Vancouver, WA 98685



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



## PROPERTY HIGHLIGHTS

- 3,137 SF building on 0.87 acre lot
- Zoned NC, Neighborhood Commercial
- Fantastic corner lot in Felida
- Great owner-user property with development potential
- Price: \$750,000



**FOR MORE INFORMATION:**

**Garret Harper, SIOR, CCIM**  
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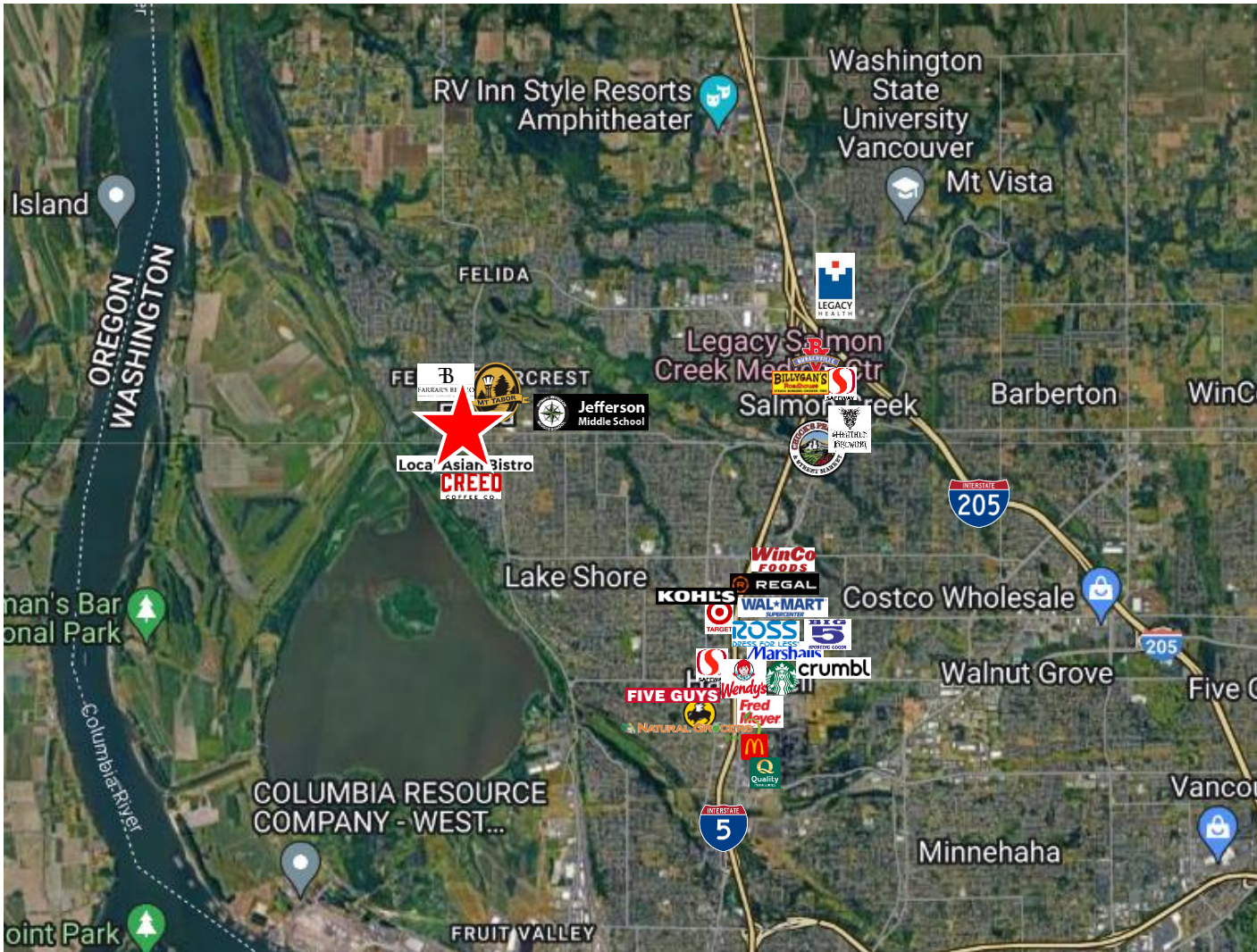
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### 2023 Demographics

	1 Mile	3 Mile	5 Mile
Est. Population	9,502	46,682	107,829
2028 Projected Population	10,066	48,745	113,165
Est. Average Household Income	\$155,216	\$114,142	\$104,606
Est. Total Employees	764	14,070	31,710

### Average Daily Traffic

NW 36<sup>th</sup> Ave @ NW 124<sup>th</sup> St N – 10,409  
 NW Lakeshore Ave @ NW 119<sup>th</sup> St N – 8,730  
 NW 119<sup>th</sup> St @ NW Lakeshore Ave E - 836

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.