

LAND FOR SALE

13TH AVENUE - 1.33 ACRES

1004 S 13th Avenue, Kelso, WA 98626



OFFERING SUMMARY

SALE PRICE:	\$318,500
AVAILABLE BTS SF:	+/-10,000 SF
LOT SIZE:	1.33 Acres
ZONING:	General Commercial (GC)
PRICE / SF:	\$5.50

PROPERTY OVERVIEW

Flat 1.33 Acres (3 lots) with street frontage ready for development. Site sits between Dairy Queen and established Day Care, close to Heritage Bank, Fibre Federal CU and Three Rivers Regional Mall. General Commercial Zoning is designed to support business activities and mixed-use developments designed primarily to serve the local community.

PROPERTY HIGHLIGHTS

- Seller will consider Sale, Ground Lease or Build-to-Suit
- Potential Seller Carry-Back
- 13th Avenue Frontage
- Close to Three Rivers Mall with Regal Cinemas, Sportsman's Warehouse, Planet Fitness and JC Penney's
- Adjacent to Dairy Queen and Wee Care Day Care
- Easy Freeway Access
- Close to Retail, Light & Heavy Industrial
- Site is within the Opportunity Zone

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

13TH AVENUE - 1.33 ACRES

1004 S 13th Avenue, Kelso, WA 98626



KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

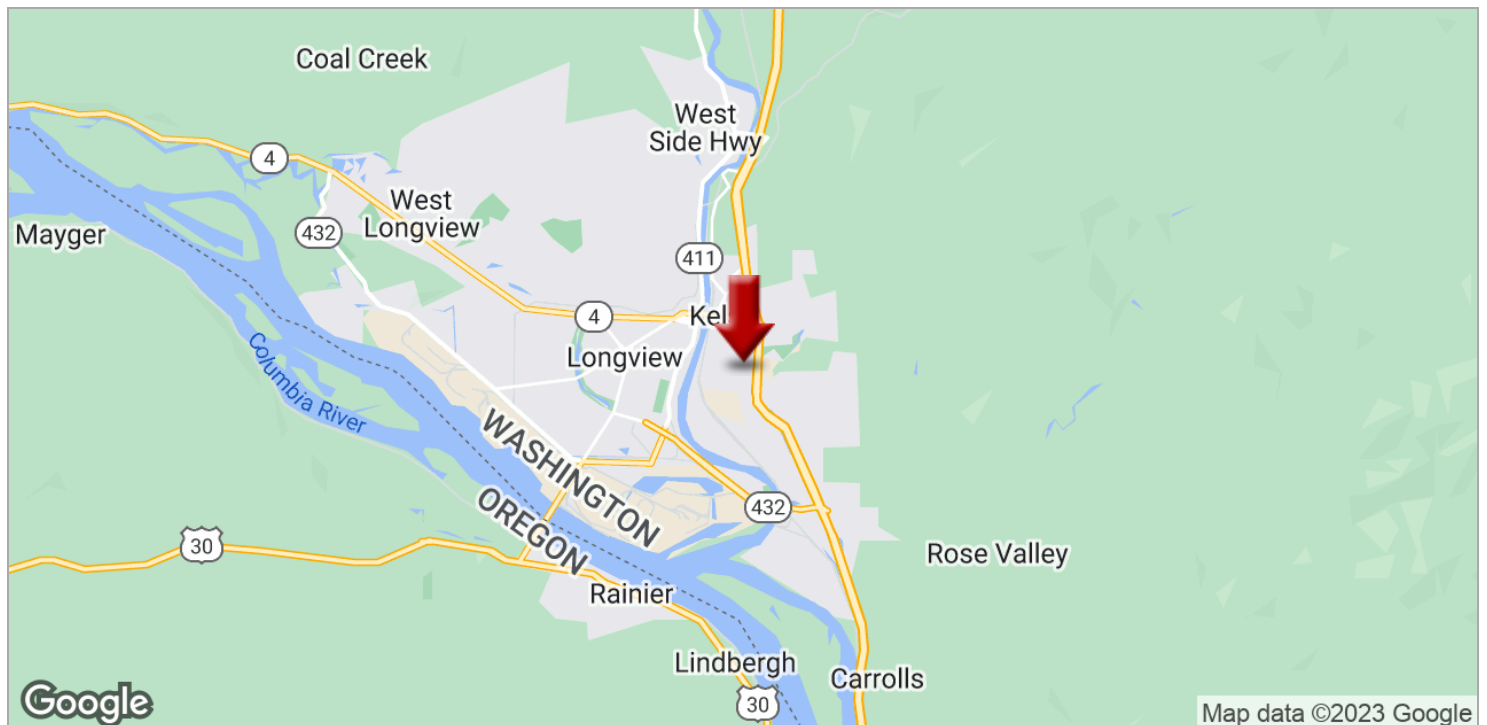
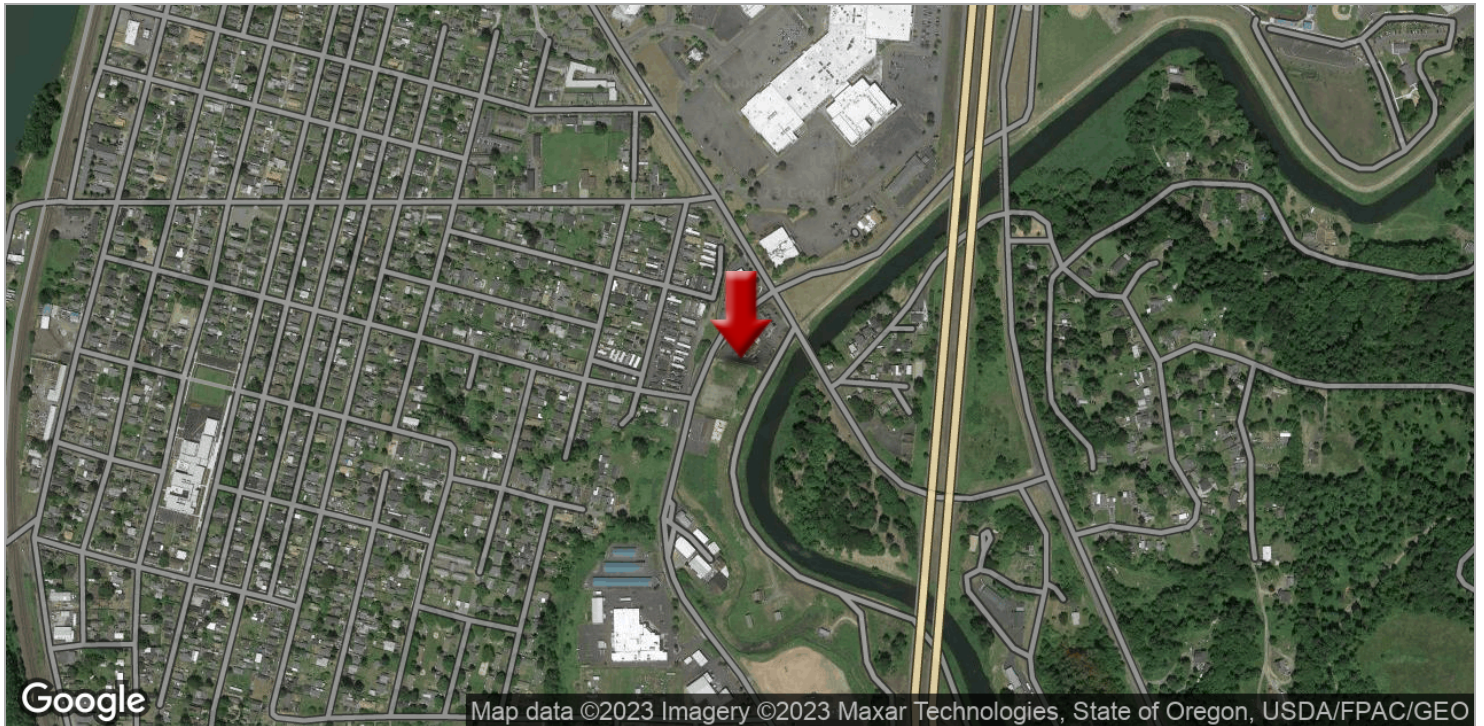
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

13TH AVENUE - 1.33 ACRES

1004 S 13th Avenue, Kelso, WA 98626



KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

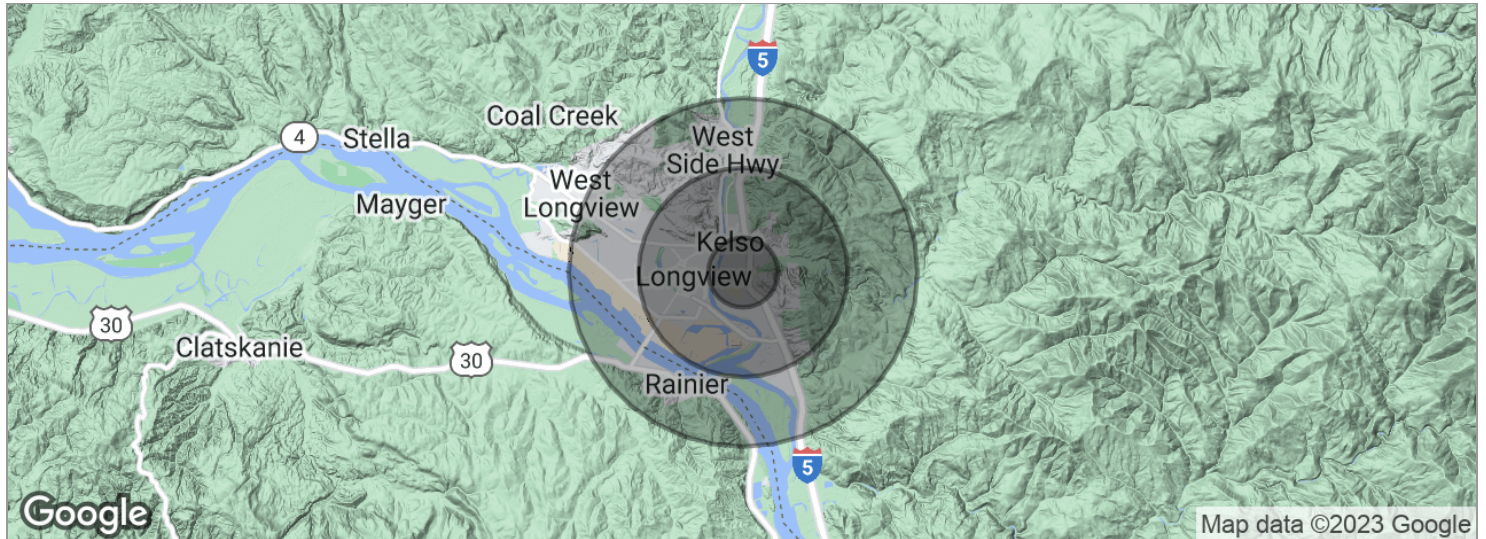
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

13TH AVENUE - 1.33 ACRES

1004 S 13th Avenue, Kelso, WA 98626



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,349	30,734	71,994
Median age	37.8	40.6	38.4
Median age (male)	37.0	39.8	38.3
Median age (Female)	38.6	42.1	39.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,278	13,189	29,945
# of persons per HH	2.3	2.3	2.4
Average HH income	\$40,506	\$48,831	\$50,671
Average house value	\$106,468	\$116,637	\$147,098

* Demographic data derived from 2020 ACS - US Census

KW COMMERCIAL
2211 E Mill Plain Blvd
Vancouver, WA 98661

TREVOR SOSKY
Managing Broker
O: 360.816.9651
C: 360.798.1413
trevor@kwcommercial.com
WA #25176

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](https://www.kwcommercial.com)