

CR-2 ZONED BUILDING FOR SALE

21708 NE 72nd Avenue, Battle Ground, WA 98604



OFFERING SUMMARY

SALE PRICE:	\$495,000
LOT SIZE:	1.8 Acres
BUILDING SIZE:	1,400 SF
RENOVATED:	2021
ZONING:	CR-2

PROPERTY OVERVIEW

Approximately 1,400 SF building available for Sale. Formerly a family restaurant but closed due to electrical fire. Building has been renovated including, new TPO roof and paint. Ideal location for another restaurant, professional services or owner user building.

The building is located on 1.8 Acres just south of SR-502 (direct access to Interstate 5) on 72nd Avenue. 72nd Avenue is a major thoroughfare between Vancouver and east side of Battle Ground.

PROPERTY HIGHLIGHTS

- New TPO Roof
- Large Parking Lot
- Potential for Additional Building(s)
- 72nd Avenue frontage and signage
- Multi-Use Building with options for restaurant, professional services or office
- Great Owner-User Opportunity

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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.

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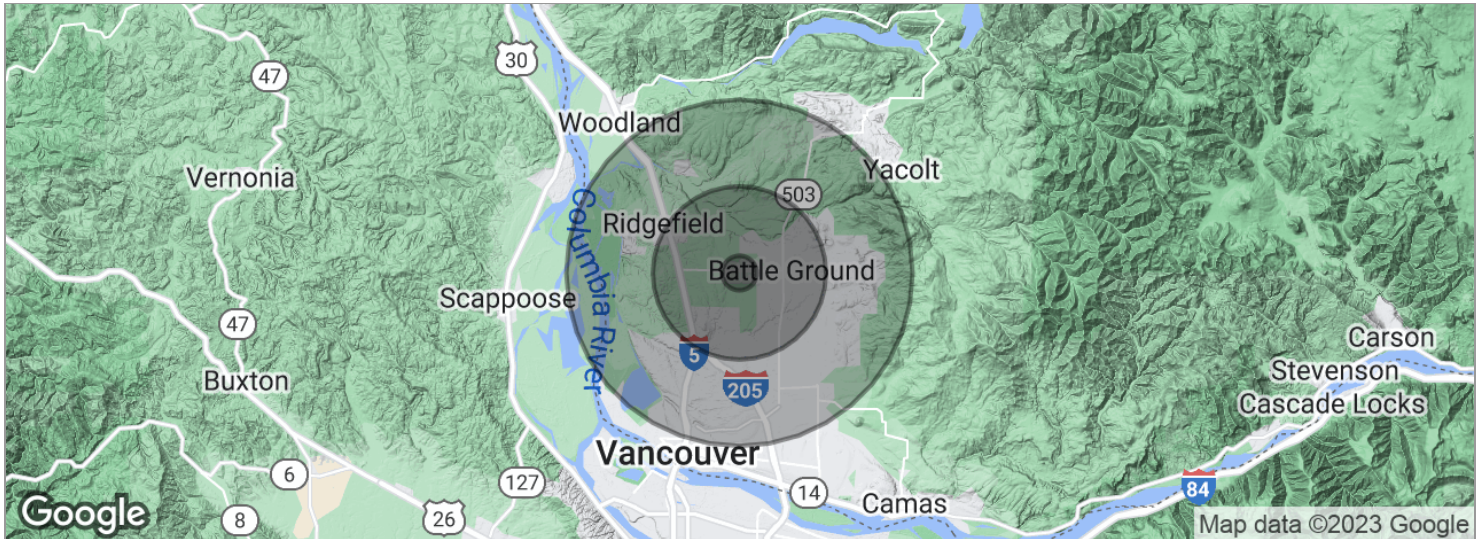
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,903	47,506	311,735
Median age	32.9	36.0	35.7
Median age (male)	32.8	34.8	35.1
Median age (Female)	32.9	37.5	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	588	16,346	113,834
# of persons per HH	3.2	2.9	2.7
Average HH income	\$76,852	\$86,342	\$72,242
Average house value	\$303,619	\$355,244	\$288,922

* Demographic data derived from 2020 ACS - US Census

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