

Prime Community Commercial Site

2417 NE 78TH STREET, VANCOUVER, WA 98664

PRICED REDUCED TO SELL!

SITE

FOR SALE

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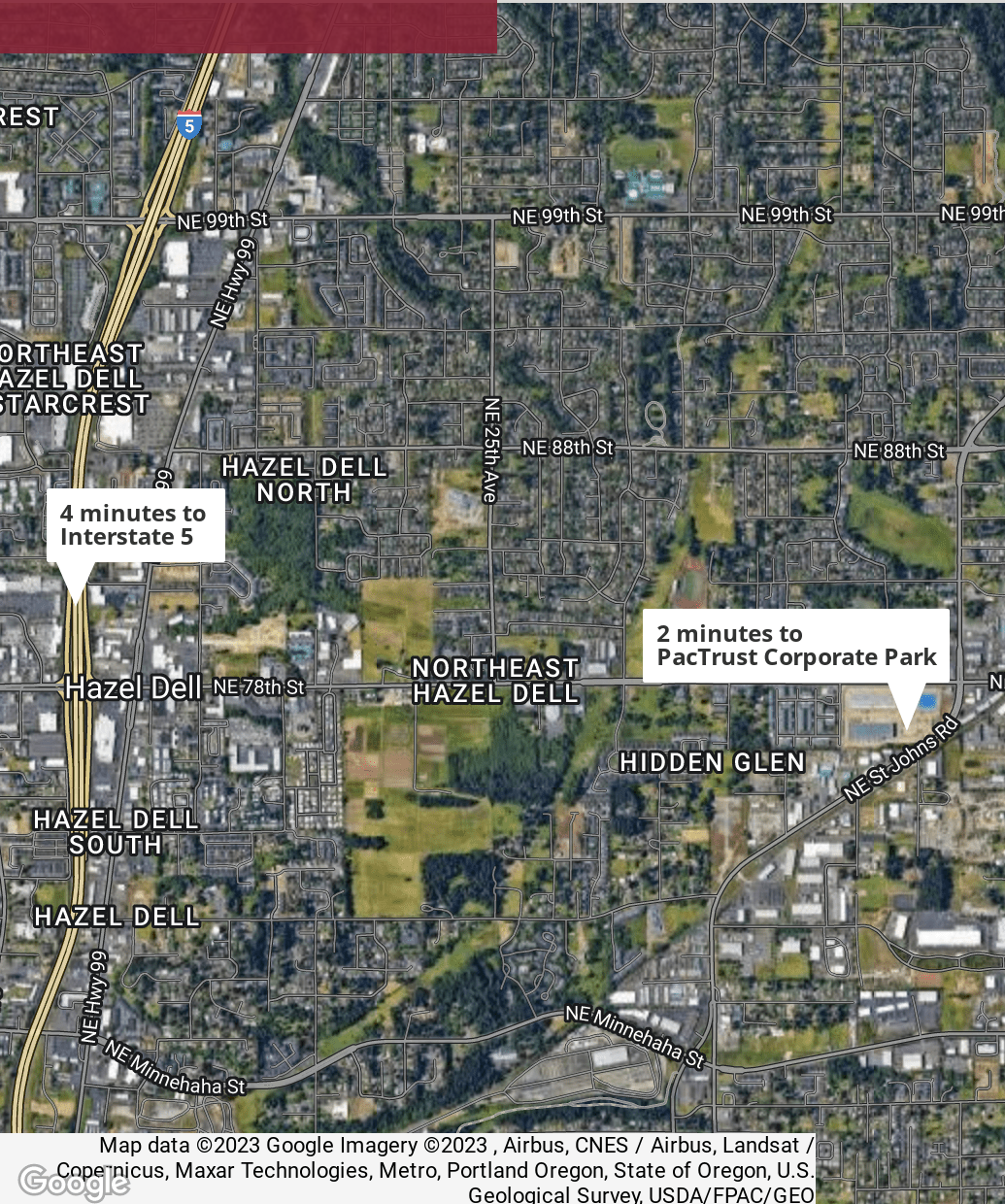
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

Property sale includes site plan design for a 8,000 square foot retail/office building.

LOCATION DESCRIPTION

High exposure location at a future signalized intersection. Property is minutes away from freeway access to Interstate 5.

PROPERTY HIGHLIGHTS

- High visibility location
- Site of a future signalized intersection
- The site would accommodate up to ~ 8,000 square foot building

OFFERING SUMMARY

Sale Price:	\$850,000 \$715,000
Lot Size:	1.09 Acres
Zoning*:	CC

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,961	48,682	105,555
Total Population	14,896	118,990	261,303
Average HH Income	\$63,576	\$74,752	\$79,898

COMMENTS

*CC- Community Commercial allows a wide range of commercial retail/office uses.



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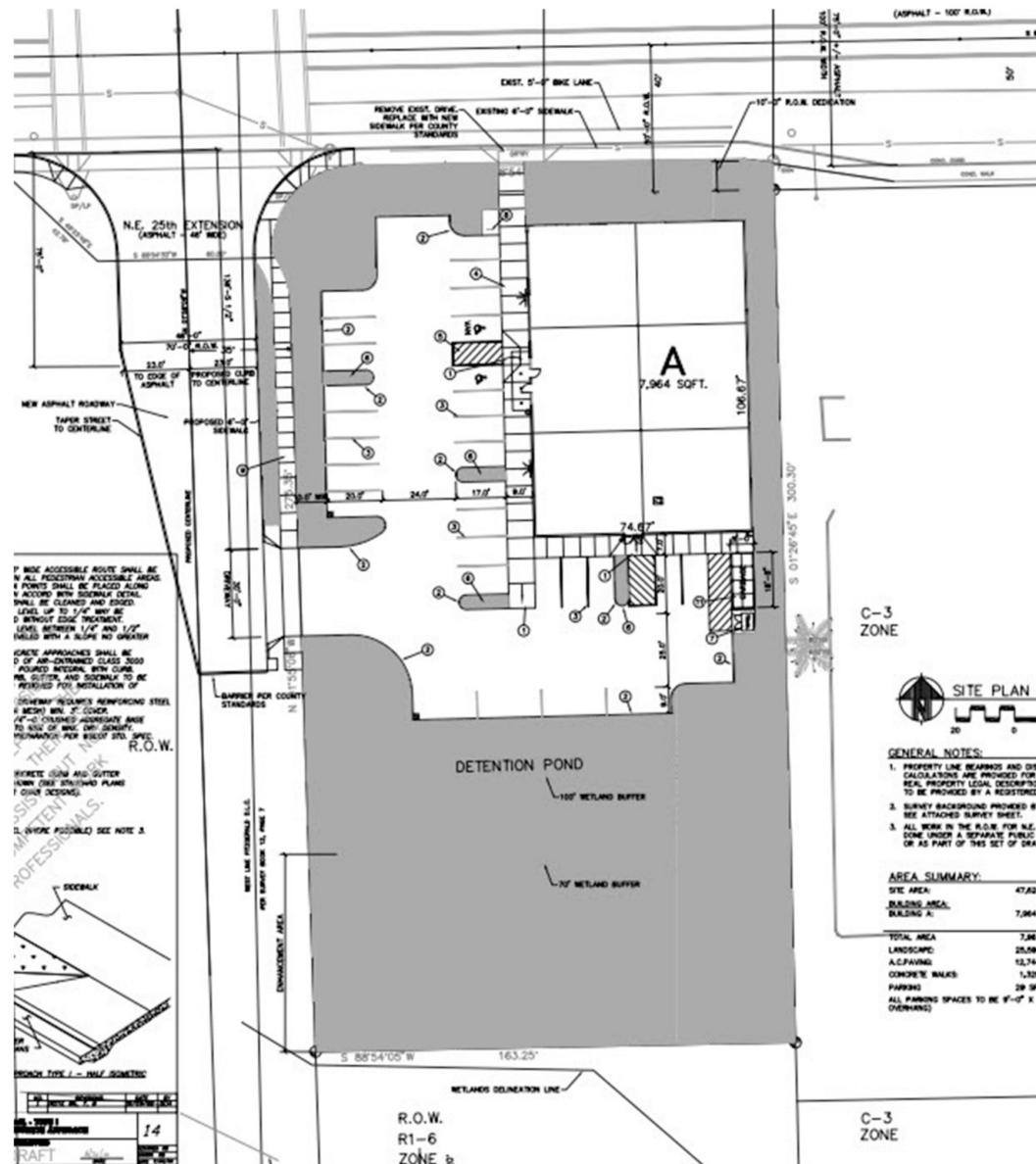
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Possible Site Plan



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