

WEST VAN GIESEN LAND FOR SALE, LAND LEASE OR BUILD-TO-SUIT



DOWNTOWN MIXED-USE LAND

PURCHASE PRICE: \$299,000

4375 W Van Giesen street – West Richland, WA 99353

DAVID FRITCH

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Listing Agent is a principal in ownership

KIEMLEHAGOOD

PERFECT RETAIL, RESTAURANT OR DRIVE-THRU LOCATION!

4375 W Van Giesen Street
West Richland, WA 99353

Great visibility and access along bustling Van Giesen corridor, the lone access to the North end of the city of West Richland. This busy commercial strip is home to several successful, well-established food, beverage and lifestyle businesses with lots of new opportunity for new offerings. Available for Sale, Land Lease or Build-to-Suit.

PURCHASE OPTION

SALE PRICE: \$299,000

LOT SIZE: $\pm 24,929$ SF

LAND LEASE OPTION

MONTHLY RENT: \$2,000 per month

BUILD-TO-SUIT OPTION

LEASE RATE: \$30.00 PSF/YR

NNN EXPENSE: \$5.00 PSF/YR

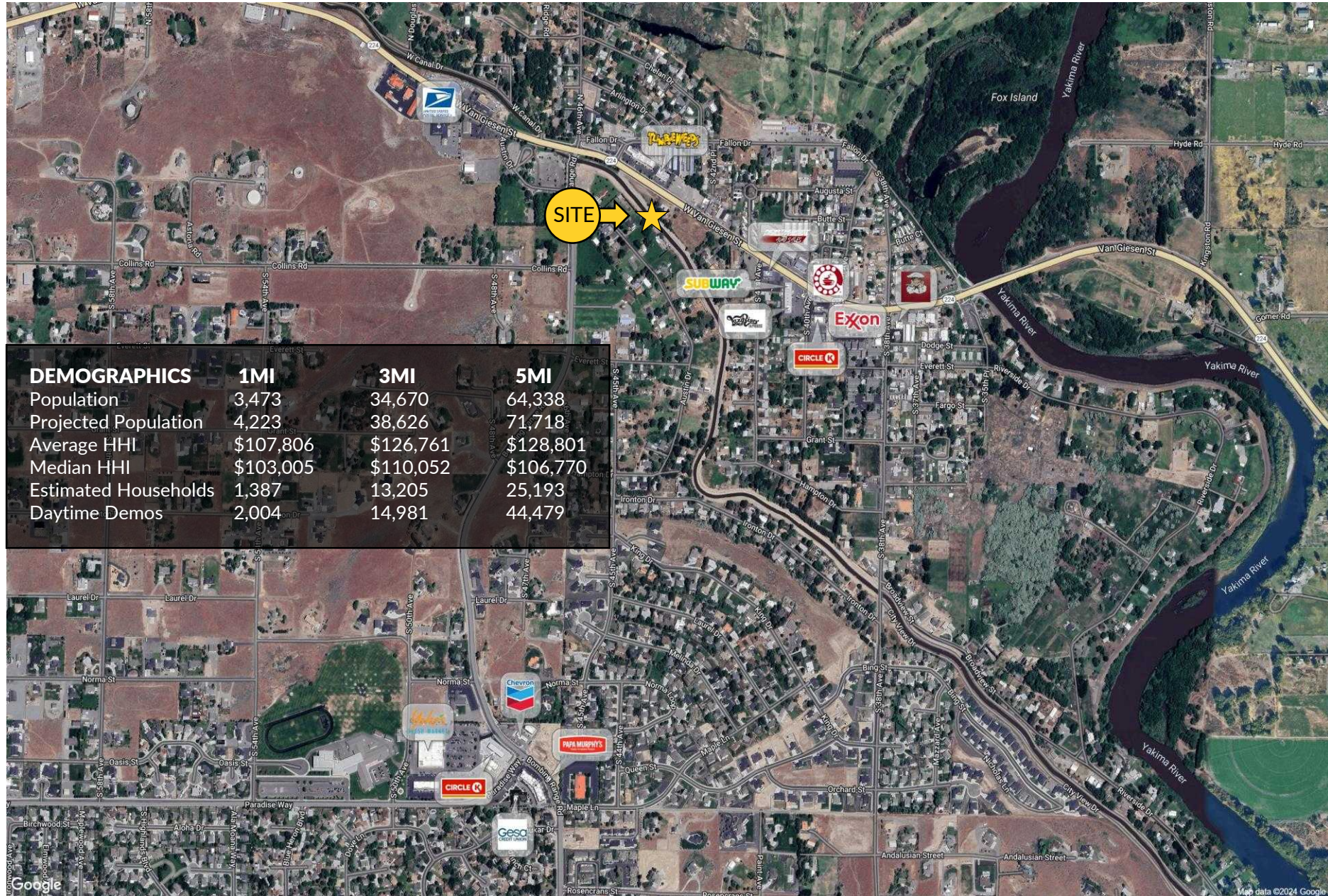
PROPOSED BUILDING SF: $\pm 2,900$ SF



SURROUNDING AREA

4375 W Van Giesen Street – West Richland, WA 99353

LAND OPPORTUNITY
FOR SALE





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For more information on this opportunity:

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