

Marshall Clark

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Visit us: https://clarkpacific.net

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BUILD TO SUIT OR GROUND LEASE

Prime Lot in Ellensburg

701 S Main Street Ellensburg, WA 98926

Ground Lease Price	\$6,500 Mo NNN	 Highlights: On Main arterial between Fred Meyer and Super 1 Foods Will Build to Suit for strong tenant with long term lease. Alta and Topographic survey and Phase One Available. Located in an Opportunity Zone
Build to Suit Price	Negotiable	
Lot Size	57,935 ± SF	
Traffic Counts (S Main Street)	13,595 (2021)	
Property Taxes	3,734.47 (2023)	
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Information is deemed reliable, but not guaranteed. No representation or warrantee expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.



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