

# FOR SALE OR LEASE



## IDEAL OWNER USER OPPORTUNITY

SALE PRICE:	\$1,095,000
LEASE RATE:	\$25.00 PSF + NNN
EST. NNN EXPENSES:	\$5.00 PSF
Building Size:	±3,454 SF (1 building, 1 floor)
Total Lot Size:	±24,420 SF
Parcel Number:	135981012601005
Year Built:	2004
Zoning	C-1

## Commercial Office or Retail Building

723 Gage Boulevard  
Richland, WA

[View  
Location](#)



**CRAIG SOEHREN, BROKER**

509.755.7548

[craigs@kiemlehagood.com](mailto:craigs@kiemlehagood.com)

**KIEMLE  
HAGOOD**



## Commercial Office or Retail Building

723 Gage Boulevard  
Richland, WA

### DETAILS

Ideal Owner/User Opportunity

Sale Price:  
\$1,095,000

Lease Rate:  
\$25.00 / SF, NNN

Building Size:  
±3,454 SF

Parcel Number:  
135981012601005

### TRAFFIC

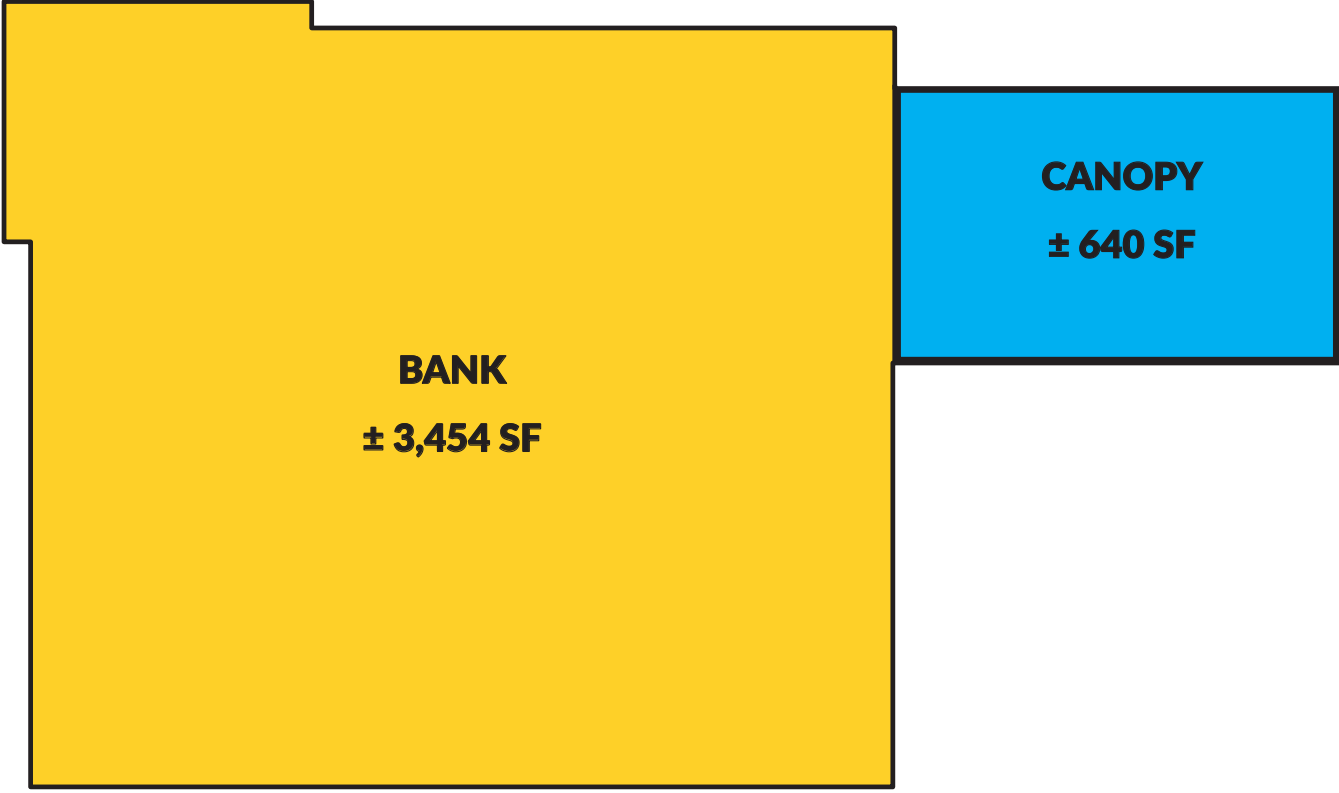
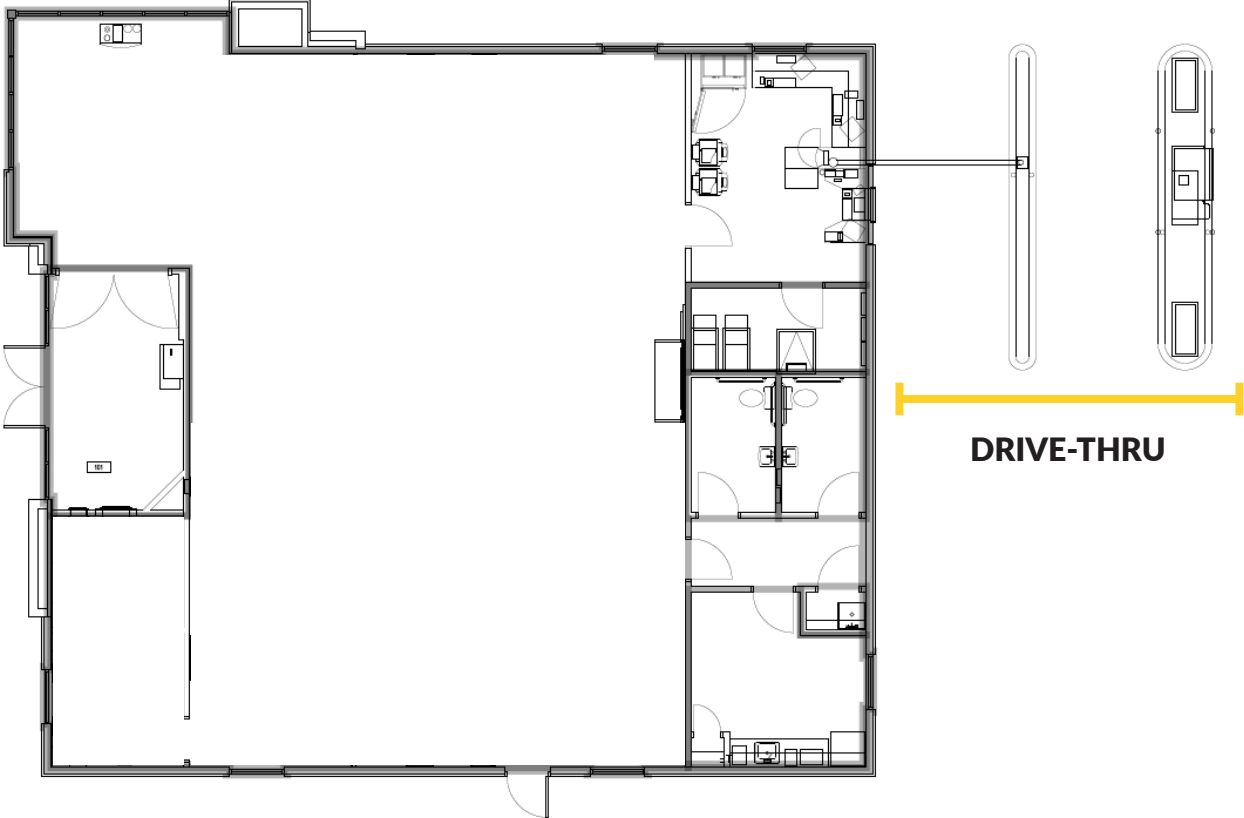


Average Daily Traffic

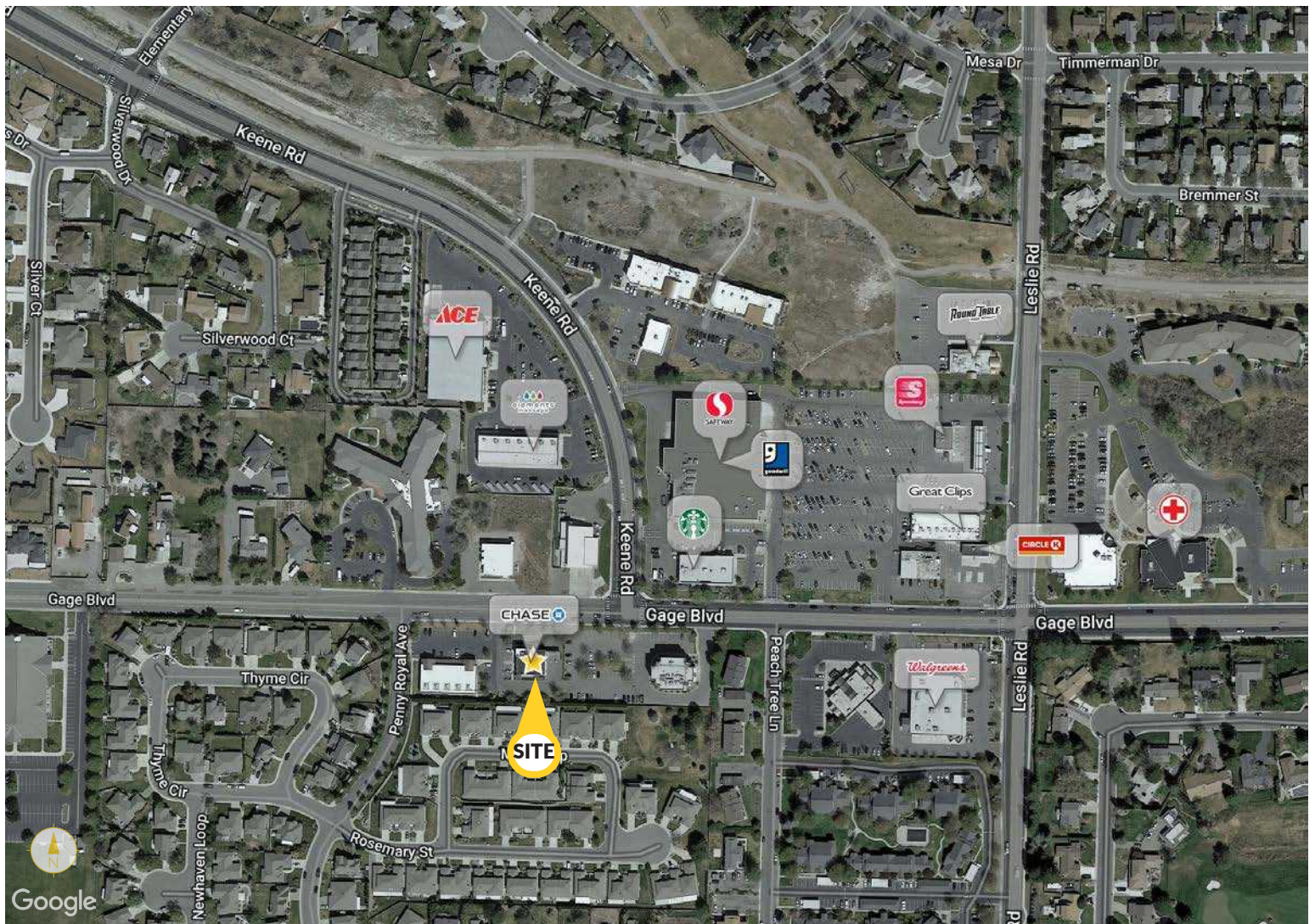
Gage Boulevard: ± 5,300 ADT  
Keene Road: ± 18,700 ADT

# Floor Plan

723 Gage Boulevard | Richland, WA







## Commercial Office or Retail Building

723 Gage Boulevard  
Richland, WA

**CRAIG SOEHRN, BROKER**

509.755.7548

[craigs@kiemlehgagood.com](mailto:craigs@kiemlehgagood.com)



**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.



REALTOR