FOR SALE OR LEASE

Investment, Owner User or Lease Opportunity

THE LUMBERYARD

305 N Grand Avenue, Pullman, WA 99163

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KIEMLE HAGOOD

THE OFFERING

Available for sale or lease, this one-of-a-kind property is ideally suited for food, beverage, entertainment, or nightlife concepts. Formerly operating as a food hall and nightclub, the iconic Quonset hut building serves as the centerpiece and is fully built out with five food service stations, a full commercial kitchen, and a lofted bar with elevated seating. Multiple indoor and outdoor gathering areas enhance the guest experience, including a patio fronting Grand Avenue and an additional outdoor seating area.

The property features updated restrooms and a rare on-site two-bedroom apartment, ideal for owner occupancy, staff housing, or short-term rental income. An additional warehouse building at the rear of the site provides valuable flexibility for long- or short-term storage, production space, or future expansion.

With its central location and diverse revenue opportunities, this property presents a compelling opportunity for an owner-user or tenant seeking a highly adaptable, income-producing space.

Please contact list agent regarding FF&E and personal property which may be included in the sale.

SALE DETAILS

Sale Price	~~$1,700,000~~	$1,650,000

LEASE DETAILS

Entire Property Lease	$11,153.23 /Month (Approx. $7.65 PSF)
Main Building	$8.00 PSF /YR
Warehouse	$5.15 PSF /YR
Apartment	$13.50 PSF /YR

PROPERTY DETAILS

Total Building Size	±17,475 SF (2 Buildings, 2 Stories)
○ Main Building	±11,470 SF
○ Warehouse	±4,665 SF
○ Apartment	±1,340 SF
Lot Size	±0.78 Acres
Parcel Numbers	108150049050000 814700000000256

THE LUMBERYARD – FLOOR PLANS & PHOTOS

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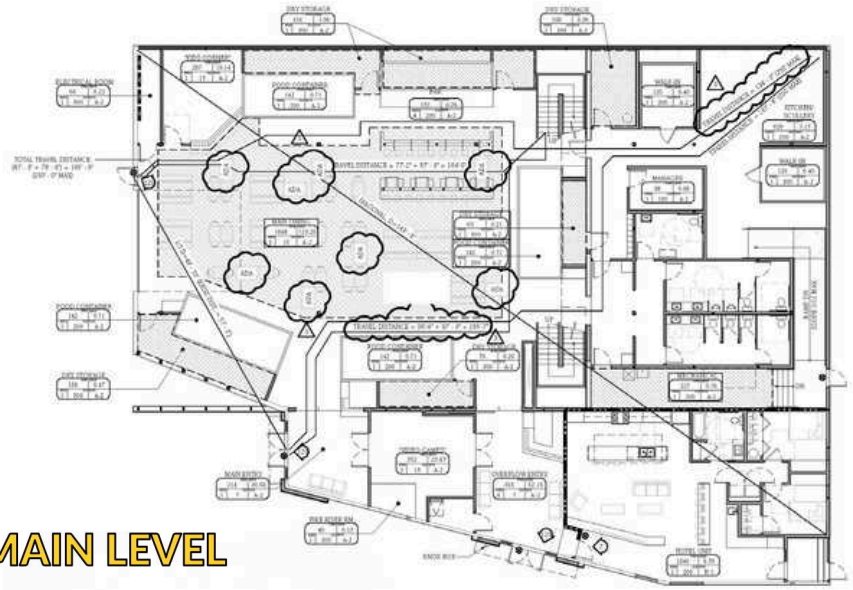
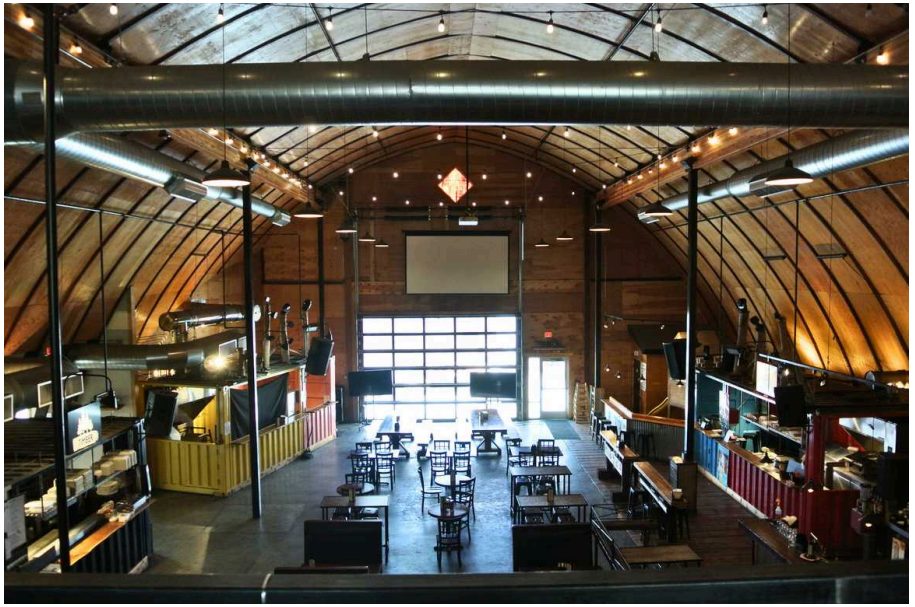
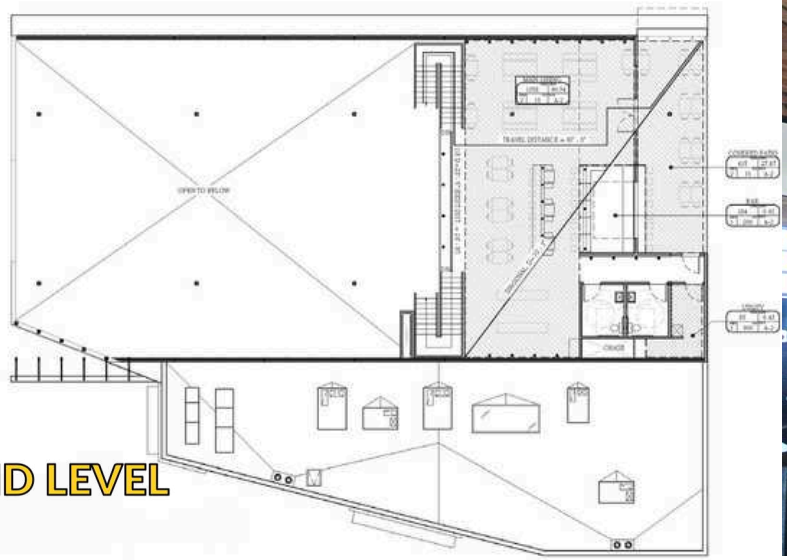


MAIN LEVEL





SECOND LEVEL

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THE LUMBERYARD – INTERIOR PHOTOS

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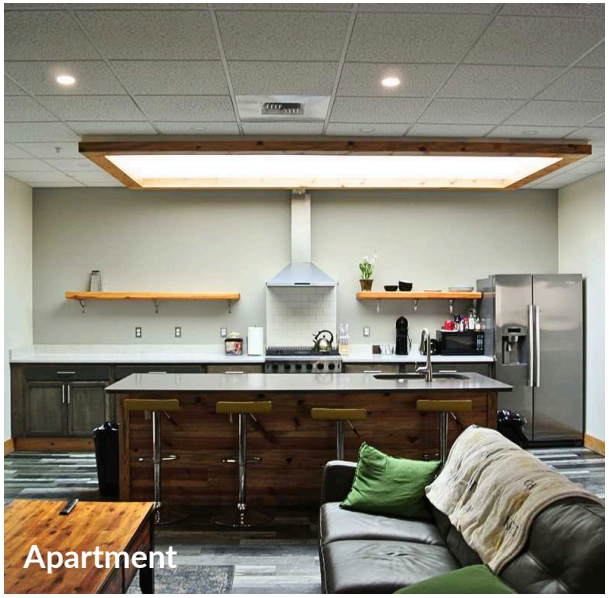

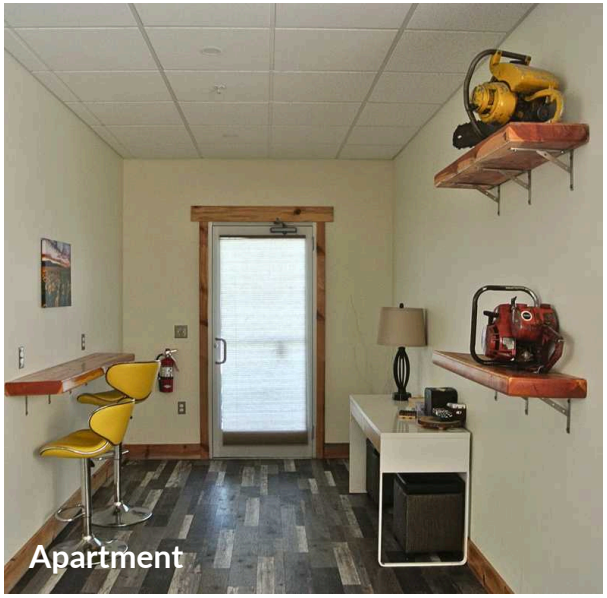

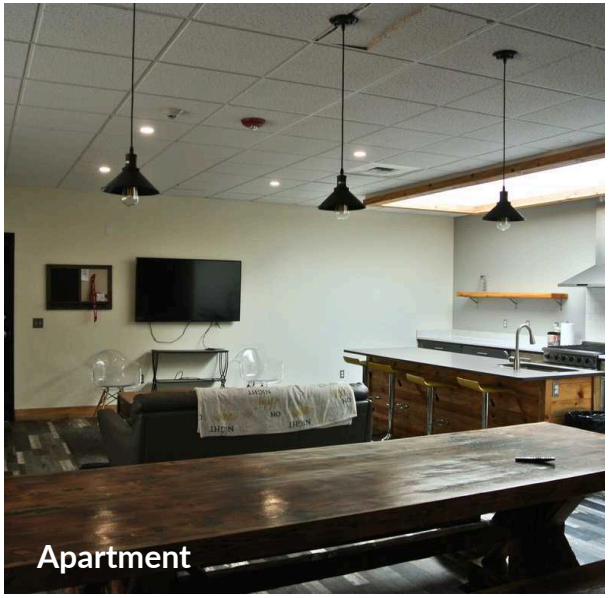

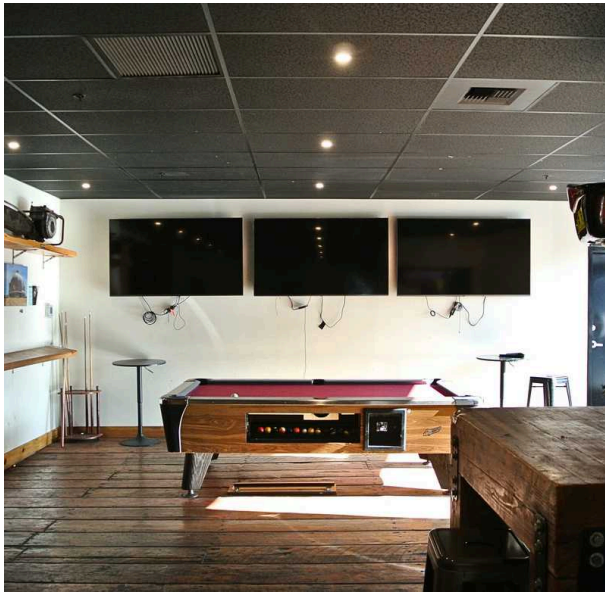

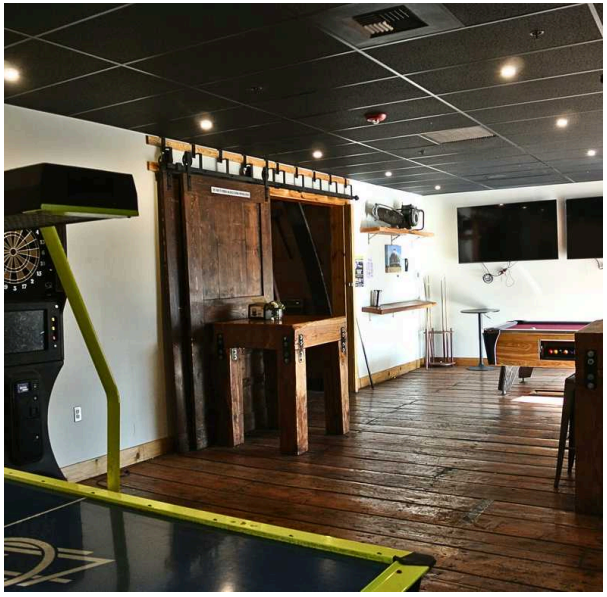

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THE LUMBERYARD – INTERIOR PHOTOS

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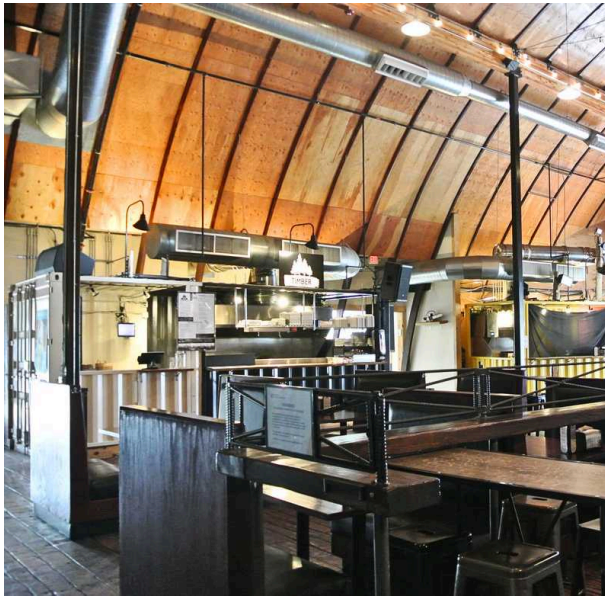

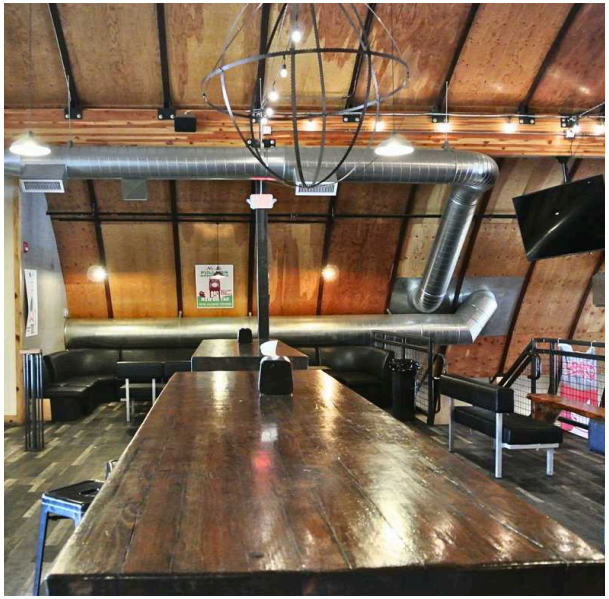

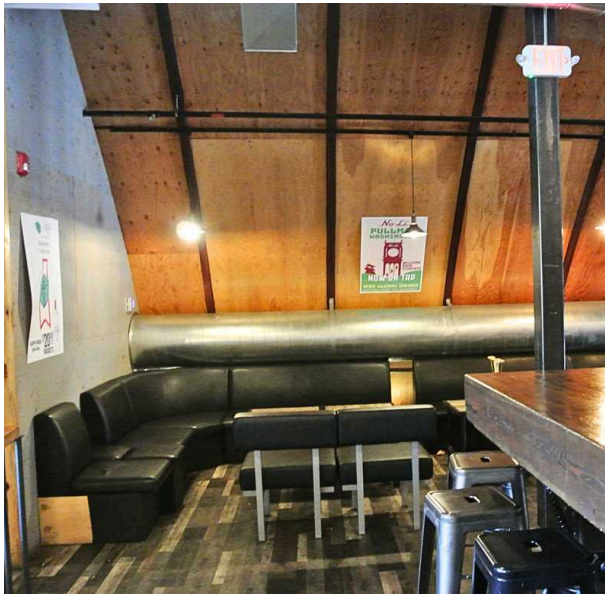

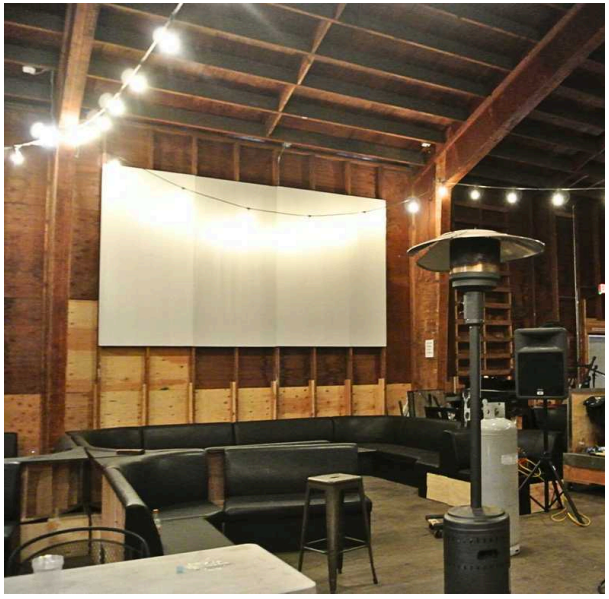

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THE LUMBERYARD – EXTERIOR PHOTOS

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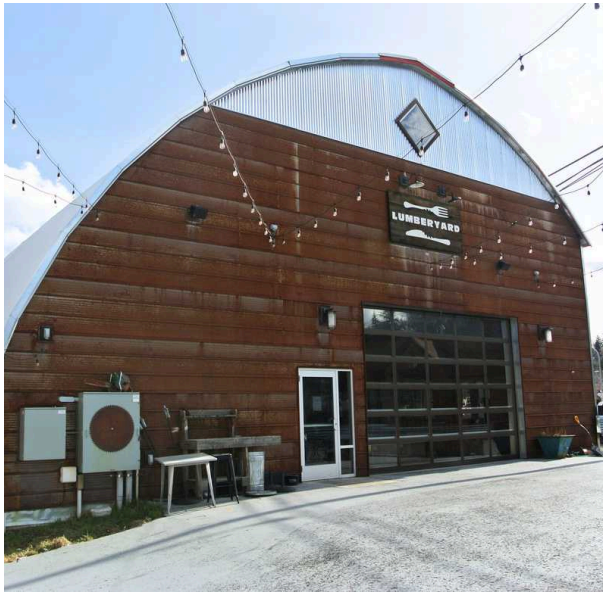

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Subject property neighboring city property with playset depicted above. Playset and property depicted above not included.

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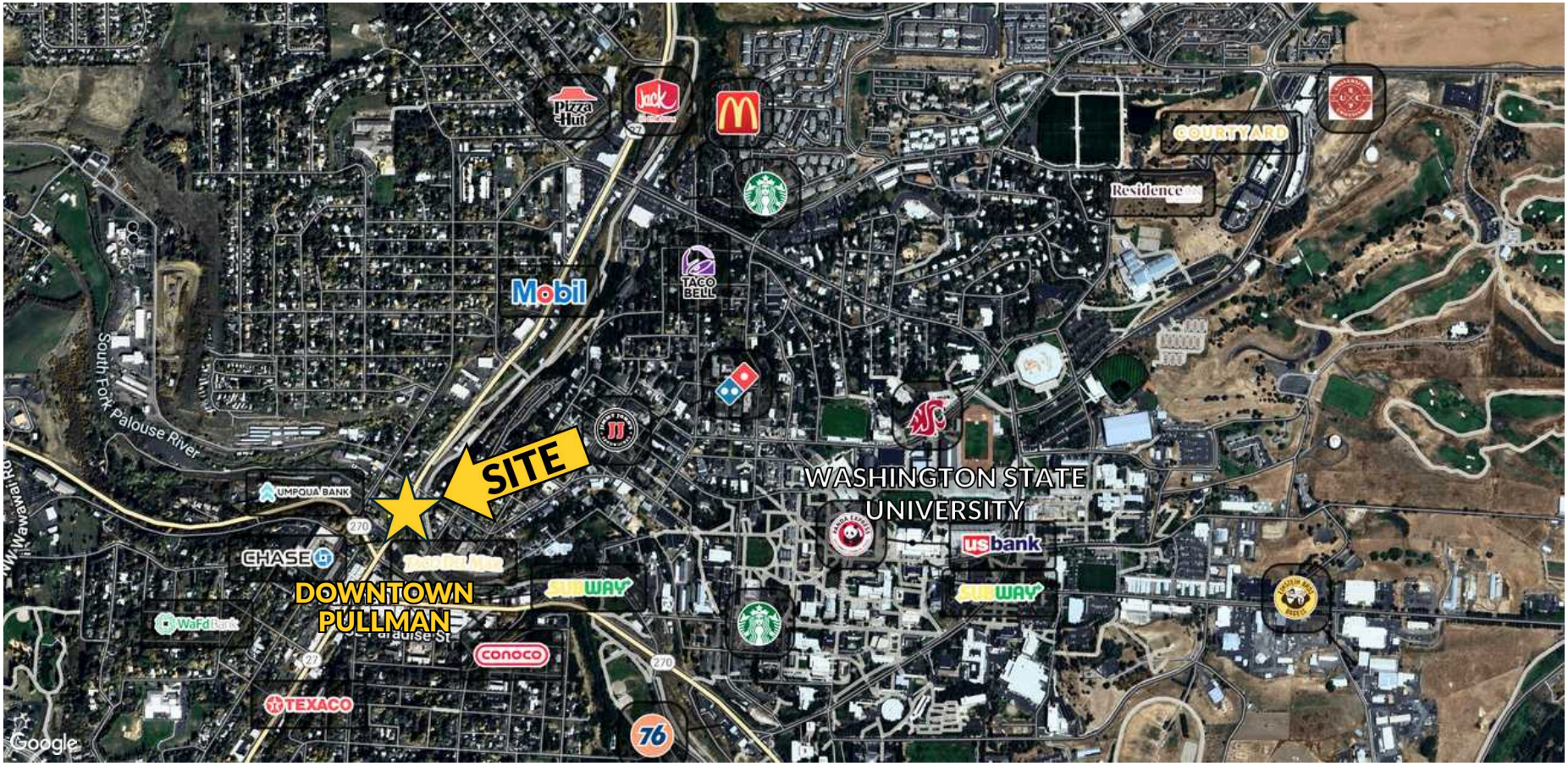

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For more information on this opportunity:

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