

# 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**

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**KIEMLE  
HAGOOD**



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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

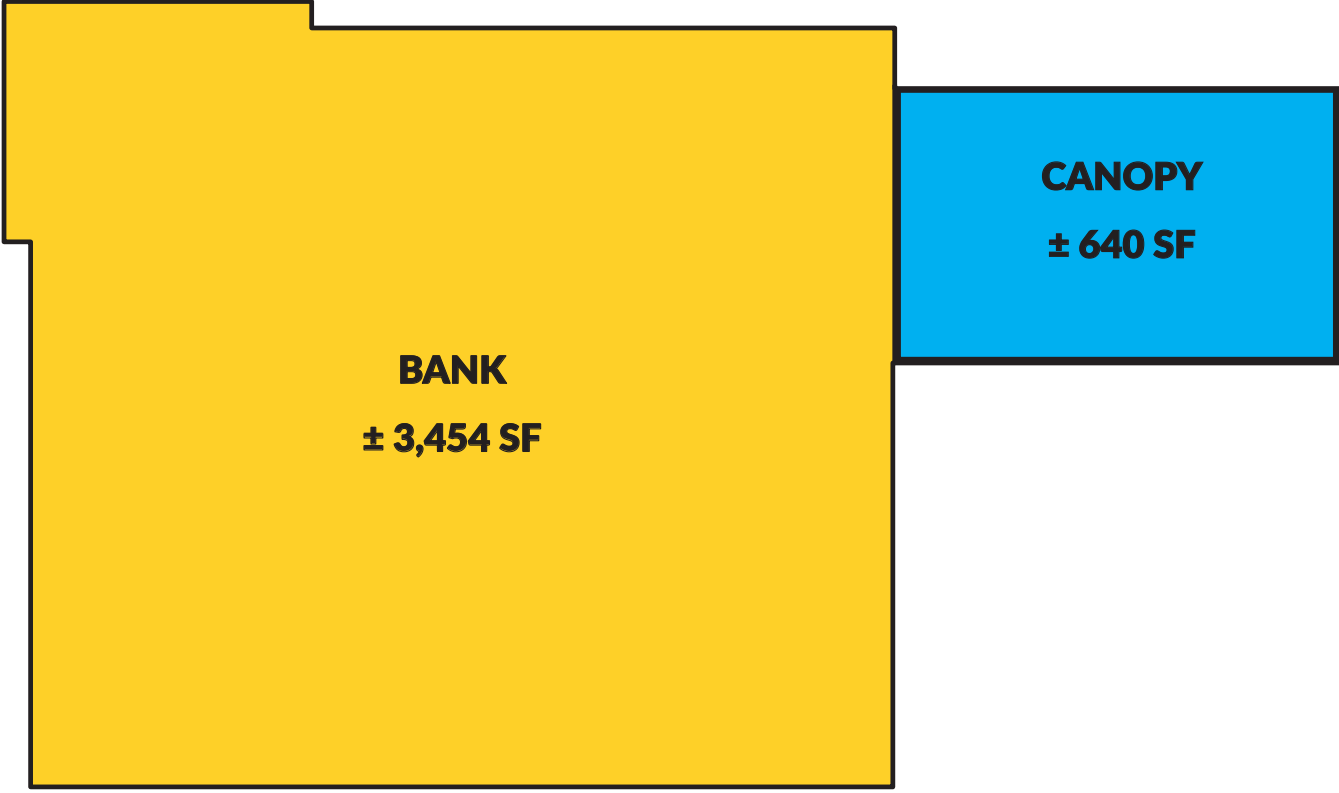
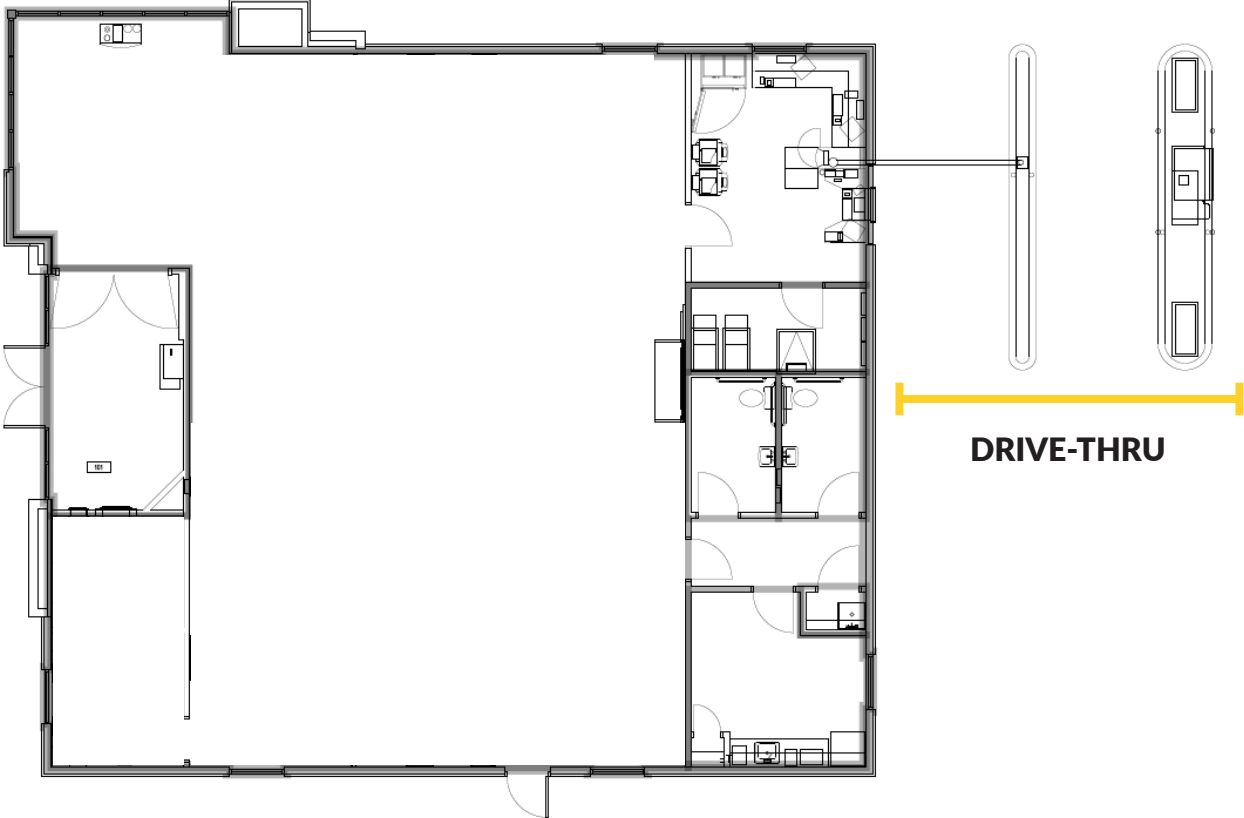


Average Daily Traffic

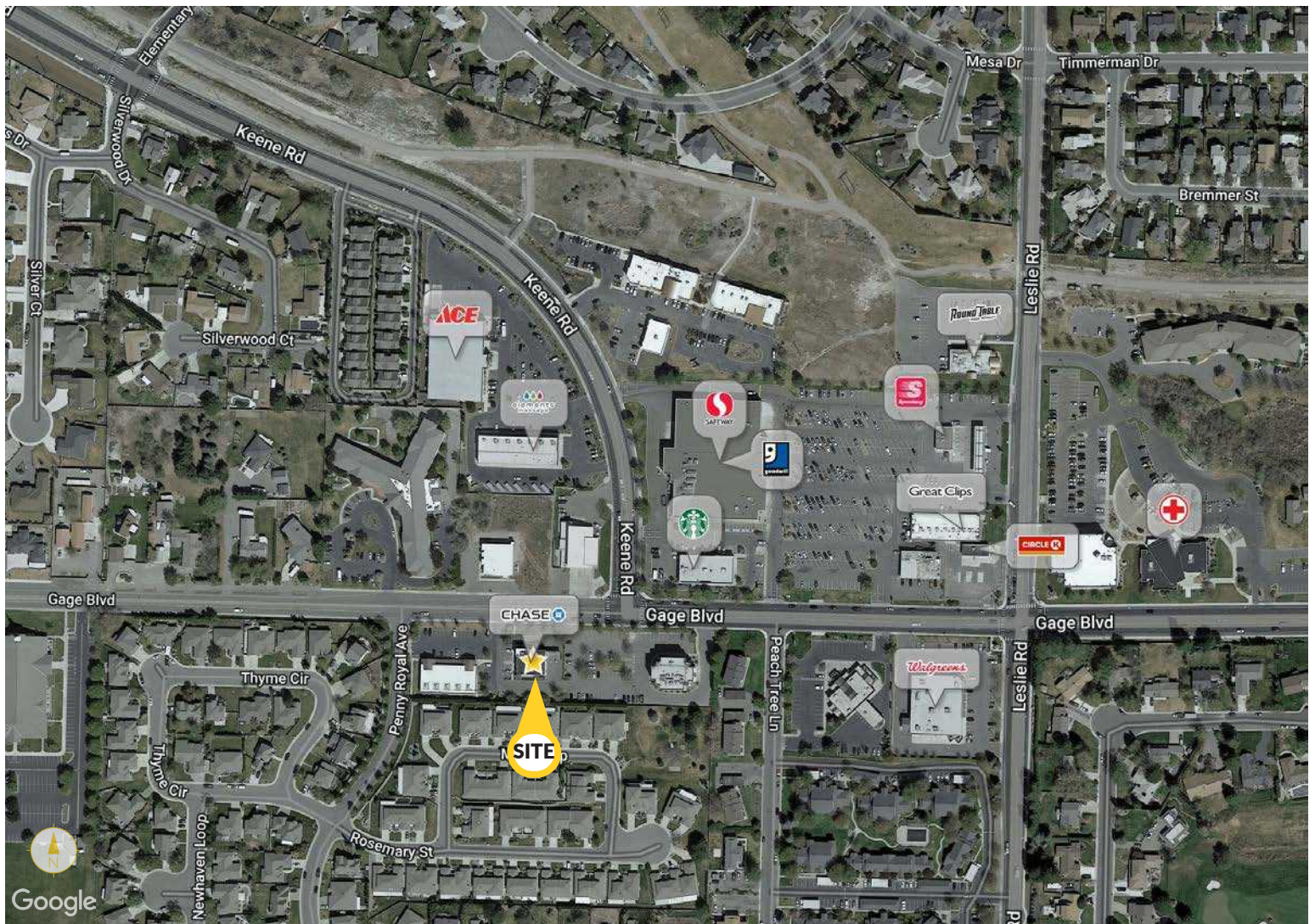
Gage Boulevard: ± 5,300 ADT  
Keene Road: ± 18,700 ADT

# Floor Plan

723 Gage Boulevard | Richland, WA







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**OFFICE LOCATIONS**

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

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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REALTOR