



FOR SALE

314 Academy Street,
Kelso, WA 98626

\$498,000



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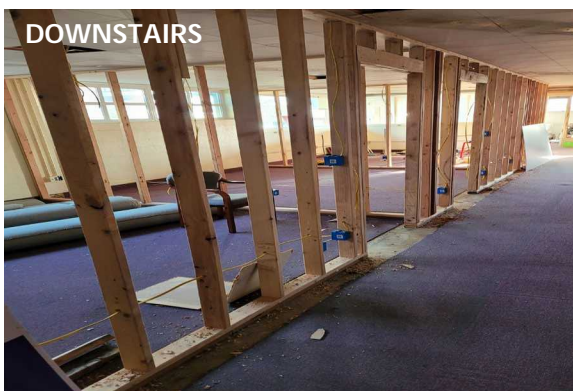
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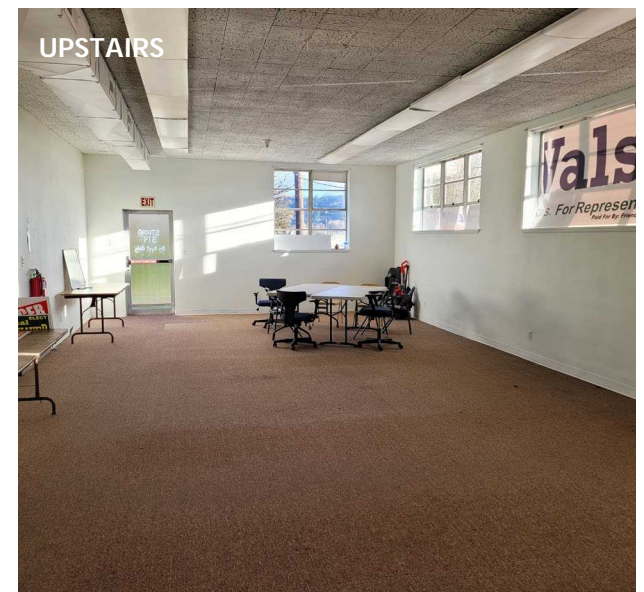
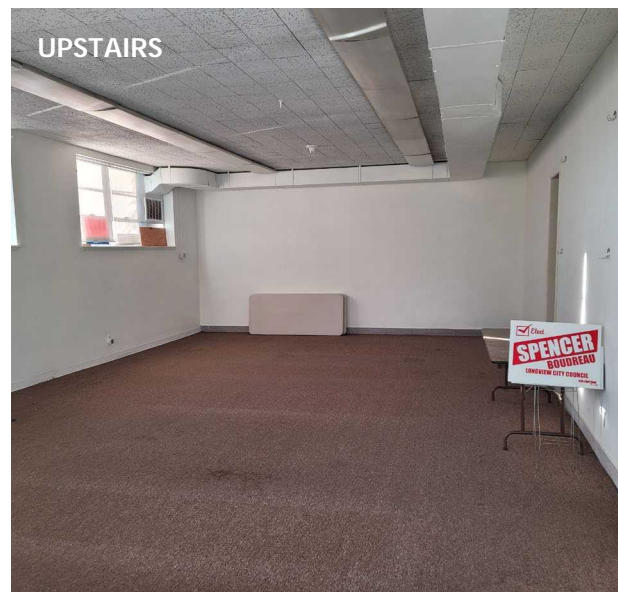
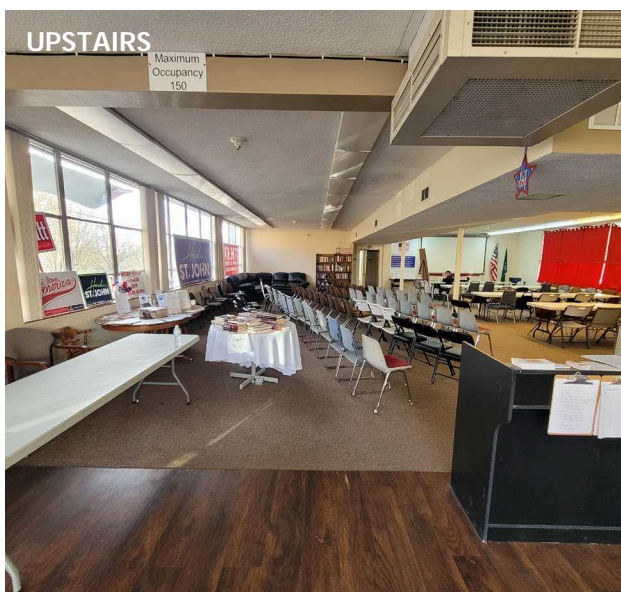


ABOUT THE PROPERTY

Great value in this ideally located building in the heart of downtown Kelso that is close to all amenities is now available. This 8,000 SF building boasts good visibility, great signage opportunities, large storefront windows, and is spread over two floors. The ground-floor space is approx. 4,000 SF of large open work area, two offices or private meeting/conference rooms, a kitchen, and plenty of natural light. The basement level is approx. 4,000 SF that has offices roughly framed in but needs your personal touches and fresh ideas to complete the project. Call today for your private tour.



	Address	314 Academy Street, Kelso, WA 98626
	Offering Price	\$498,000
	Price Per SF	\$68.75
	Total Land Area	5,000 SF
	Building Size	8,000 SF
	Building Info	Flat Roof, Cement/Concrete Exterior
	Parcel	20121
	Zoning	GC – General Commercial






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