



## 4<sup>th</sup> Avenue Commercial Building and Land

Pasco, WA 99301

MLS #285519, #285520 & #285521

### Contact

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Charles Laird | 509.521.5168  
[charles@tippettcompany.com](mailto:charles@tippettcompany.com)

## **PROPERTY SUMMARY**

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6.52 acres of commercial and industrial zoned land with a 16,120 sf commercial building that includes 3,600 sf of office and 12,520 sf of shop/warehouse. The original block building was constructed circa 1948. The wood framed warehouse, and office were added on circa 2010.

The property is located near the 4th Avenue and I-82 exit in Pasco, and is comprised of 6 noncontiguous tax lots, that are split by 4th Avenue. The property is being offered for sale in the whole, or in parts as described in this brochure. A portion of the property is subject to a ground lease which has 2 years remaining.

## **CONTACT**

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Charles Laird

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Mobile: 509.521.5168

Office: 509.545.3355

2815 St, Andrews Loop, Suite F

Pasco, WA 99301

# SALE IN WHOLE

# \$3,560,000



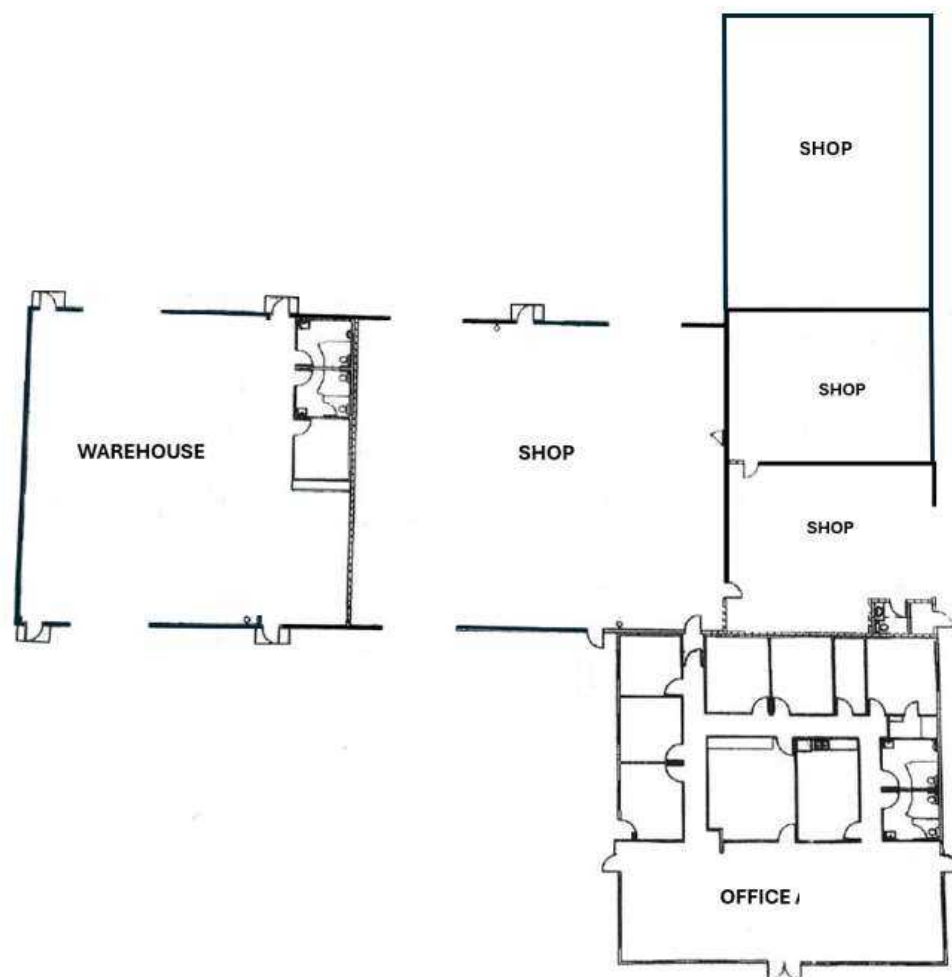
## MLS #285520

LOT	ADDRESS	PARCEL #	ACRES	BLDG SF	ZONING
A	1948 N 4th Ave	113-452-185	2.47	16,120	C-3, General Business District
B	1920 N 4th Ave	113-452-167	0.66	0	C-3, General Business District
C	2005 N 5th Ave	113-452-113	0.92	0	C-3, General Business District
D	TBD	113-451-131	0.51	0	I-1, Light Industrial District
E	1925 N 4th Ave	113-451-042	1.28	0	I-1, Light Industrial District
F	TBD	113-451-060	0.68	0	C-1, Retail Business District
			6.52		

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.



# FLOOR PLAN



OFFICE SF	3600
WAREHOUSE SF	8920
SHOP SF	3600
<b>TOTAL SF</b>	<b>16120</b>



## PARTIAL SALE OPTION 1

**\$2,876,000**



## MLS #285519

LOT	ADDRESS	PARCEL #	ACRES	BLDG SF	ZONING
A	1948 N 4th Ave	113-452-185	2.47	16,120	C-3, General Business District
B	1920 N 4th Ave	113-452-167	0.66	0	C-3, General Business District
C	2005 N 5th Ave	113-452-113	0.92	0	C-3, General Business District
			4.05		

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## PARTIAL SALE OPTION 2

**\$914,500**



## MLS #285521

LOT	ADDRESS	PARCEL #	ACRES	BLDG SF	ZONING
D	TBD	113-451-131	0.51	0	I-1, Light Industrial District
E	1925 N 4th Ave	113-451-042	1.28	0	I-1, Light Industrial District
F	TBD	113-451-060	0.68	0	C-1, Retail Business District
			<u>2.47</u>		

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## LEASED PREMISES

WillScot (a mobile office and trailer rental company) has been a long-term tenant on approximately 3 acres of the subject property. See leased premises below. This lease terminates in 2 years.



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## UTILITIES

Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

## TRAFFIC COUNTS (City of Pasco)

4<sup>th</sup> Ave. – 10,000 to 20,000/day

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## DEMOGRAPHICS (CBA)

### Population

3-Minutes 8,608

5-Minutes 21,663

10-Minutes 56,482

### Avg. Household Income

3-Minutes \$36,927.33

5-Minutes \$39,700.81

10-Minutes \$54,193.30



## LINKS (Delete one below and move if needed then delete this note)

Municipal

<https://www.pasco-wa.gov/>

<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

<https://www.tridec.org/>



## LOCATION MAP



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## AREA BUSINESSES



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## PHOTOS (Exterior)



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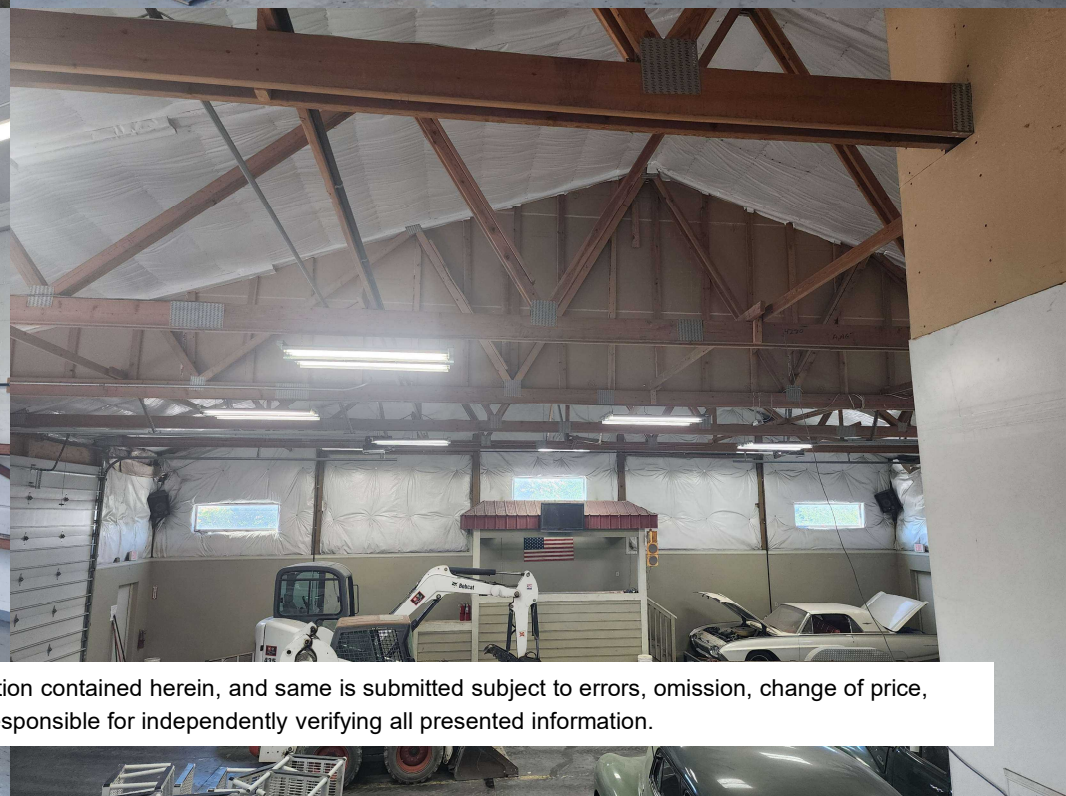
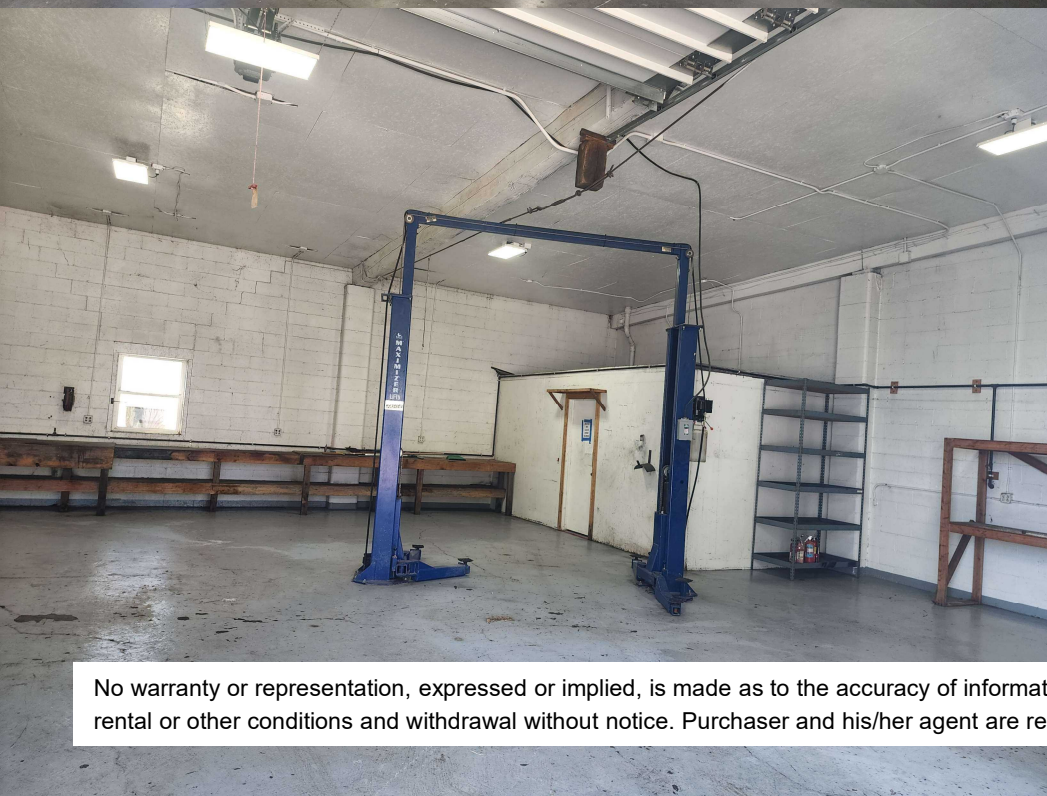
## PHOTOS (Interior)



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## PHOTOS (Interior)



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