



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

Pasco, WA 99301

MLS #285519, #285520 & #285521

### Contact

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## **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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2815 St, Andrews Loop, Suite F

Pasco, WA 99301

# SALE IN WHOLE

# \$3,560,000

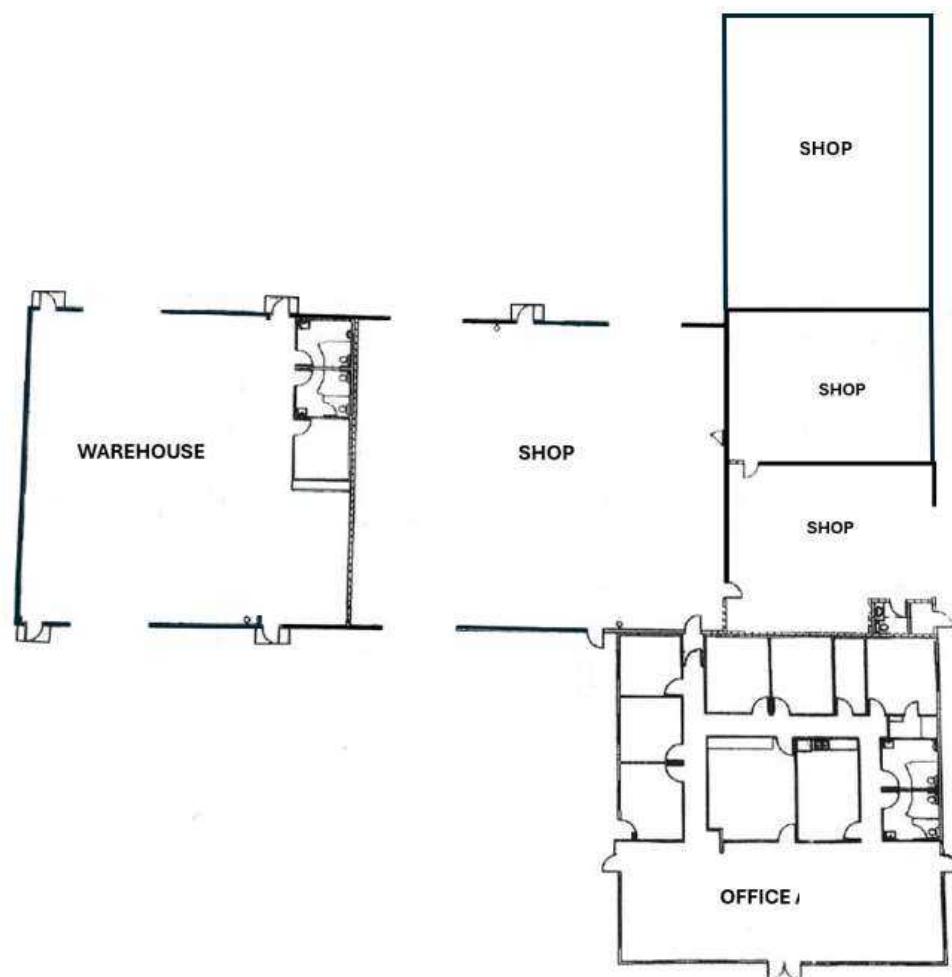


## MLS #285520

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		

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## FLOOR PLAN



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

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## 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

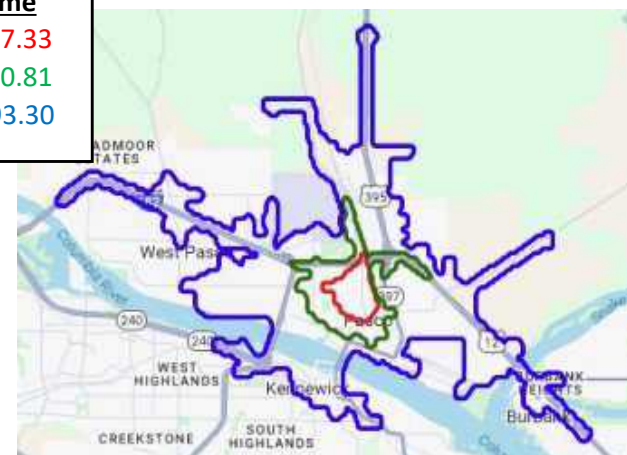
10-Minutes 56,482

### 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



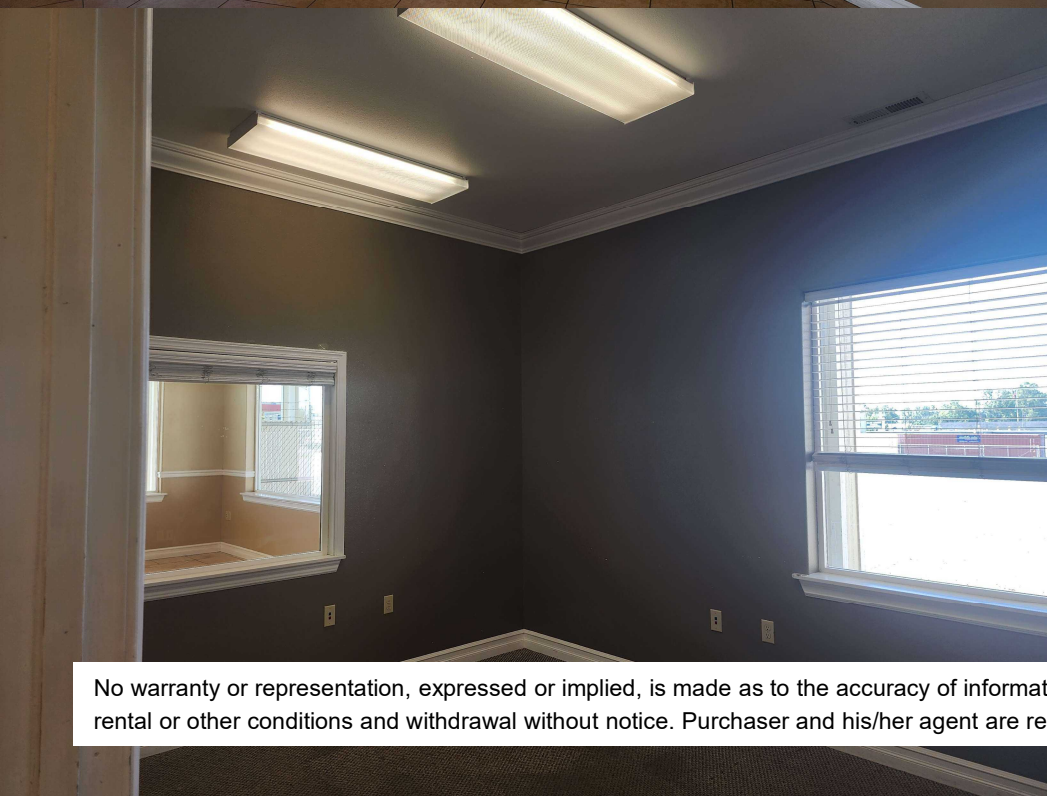
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## PHOTOS (Exterior)



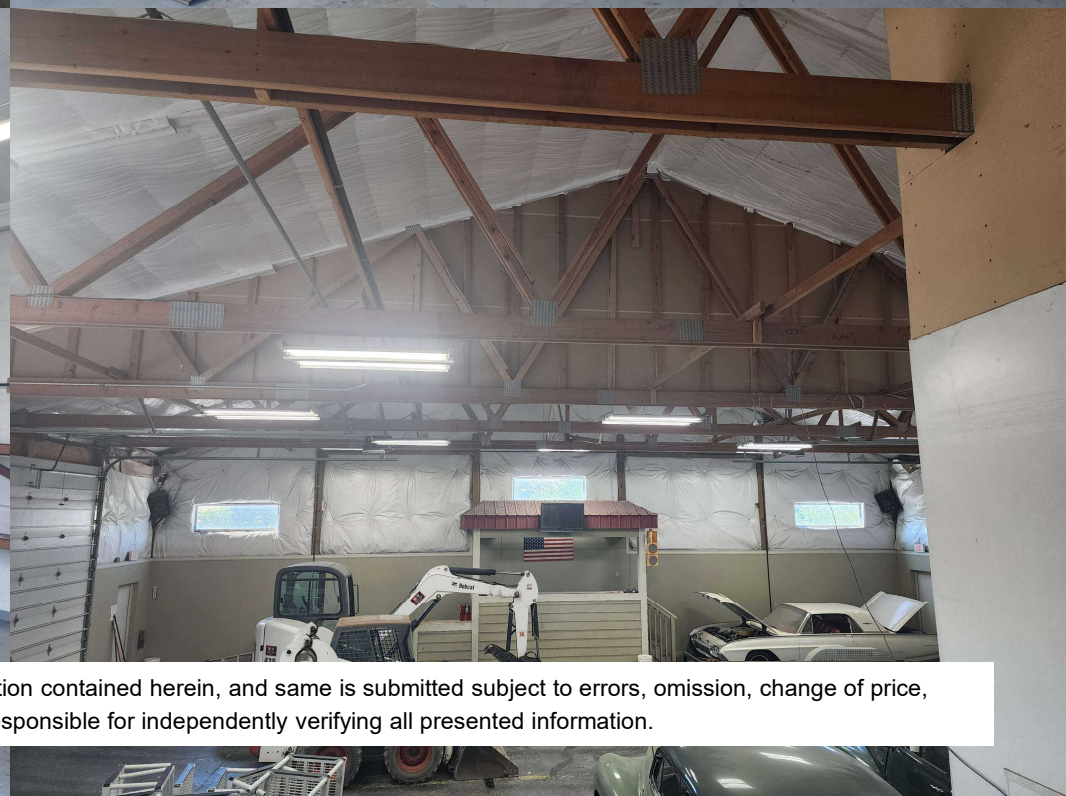
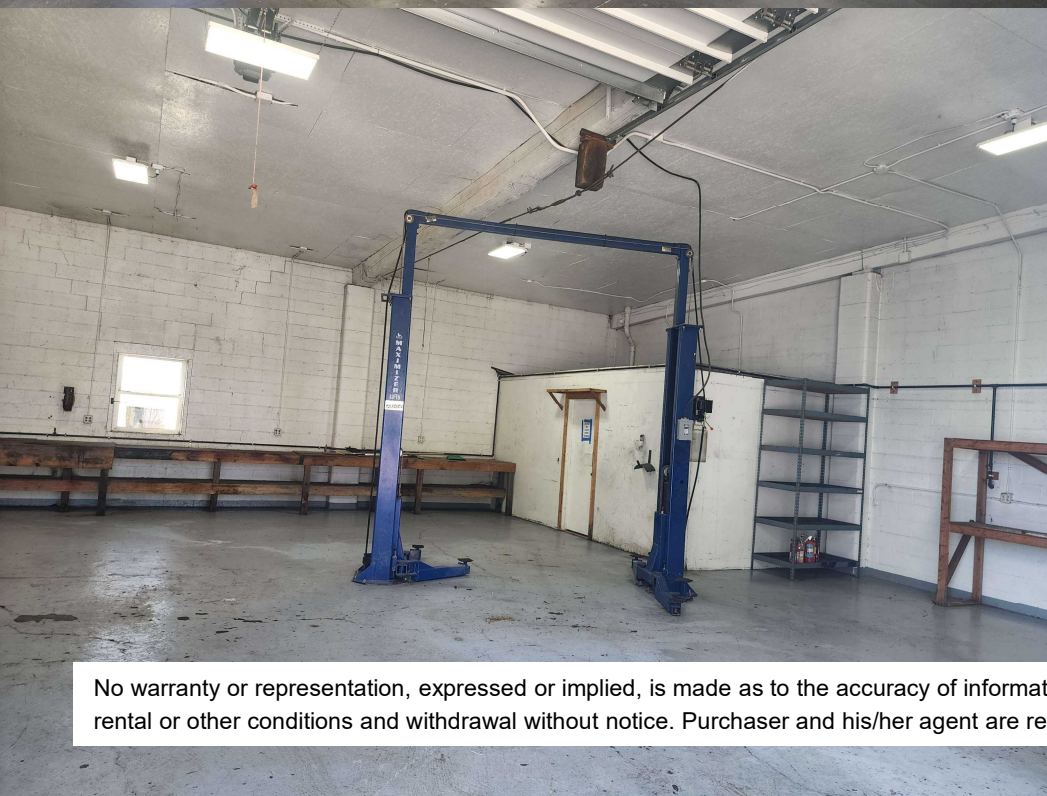
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## PHOTOS (Interior)



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