



FOR SALE

360-200-1023
WWW.UNCAGEDCYCLES.COM

537 14th Avenue
Longview, WA 98632

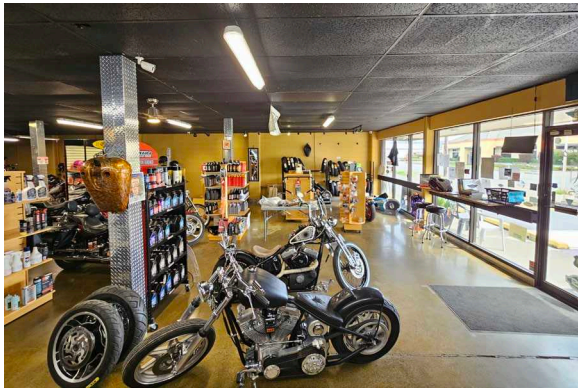
\$498,000



Chris Roewe
Owner/Broker
C. 360.556.5101
chris@woodfordcre.com

Lindsay Johnson
Licensed Assistant
O. 360.501.5500
lindsay@woodfordcre.com

www.woodfordcre.com



ABOUT THE PROPERTY

Discover the perfect fusion of comfort and functionality in this impressive two-story commercial property, offering 5,050 square feet of versatile space. Ideally zoned for Mixed Use Commercial/Industrial, this rare opportunity is suited for a variety of business models whether you're seeking a dynamic live-work setup, showroom, office space, or a production-ready workshop. The spacious ground floor spans approximately 3,900 square feet and features a welcoming reception area with counter, a dedicated showroom, one private office, a large open shop or working space, and a private restroom. A 12-foot-high bay door at the rear provides convenient alley access perfect for deliveries or flexible workspace needs. The fully equipped kitchen with a commercial hood system adds extra potential for food-related businesses or multi-purpose use. Upstairs, you'll find 1,150 square feet of comfortable, light-filled space including two private offices or bedrooms, a full bath, and a floating deck ideal for enjoying a break or hosting informal meetings. Whether you envision upper-level offices or stylish living quarters, this layout adapts to your needs. Conveniently located just minutes from the freeway in a high-demand area, this property offers both visibility and accessibility. Don't miss this unique chance to elevate your business with a space that offers it all functionality, flexibility, and room to grow.



Address

537 14th Ave, Longview WA 98632



Offering Price

\$498,000



Price Per SF

\$99.64



Total Land Area

6,000 SF



Building Size

4,998 SF



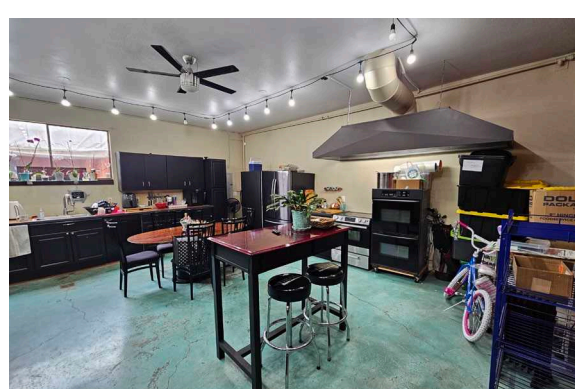
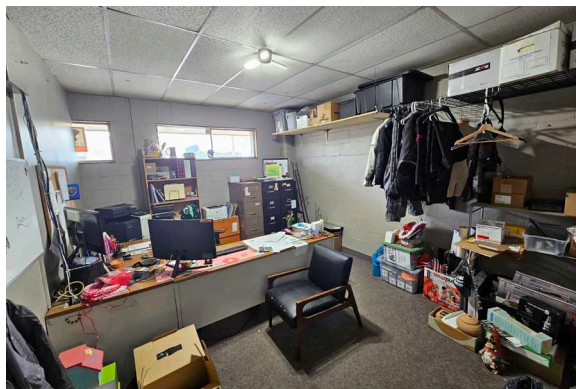
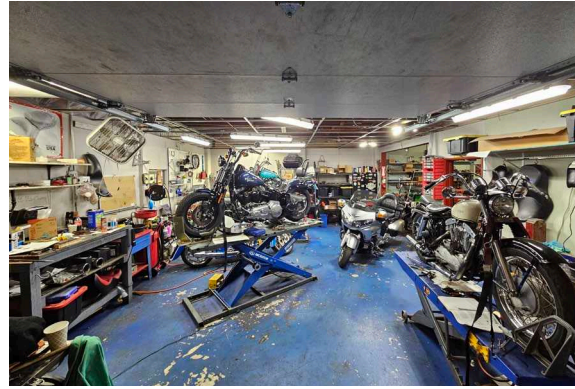
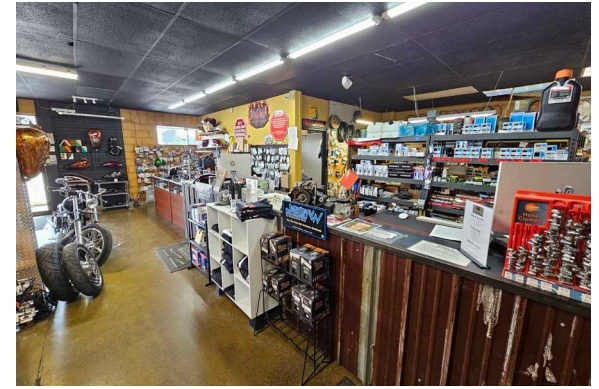
Parcel

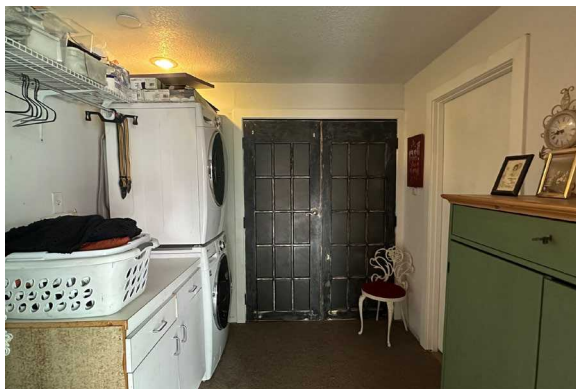
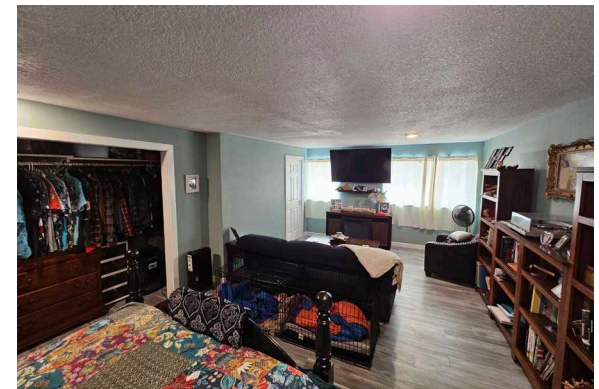
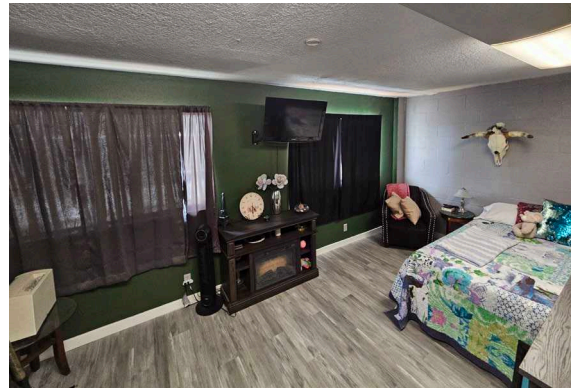
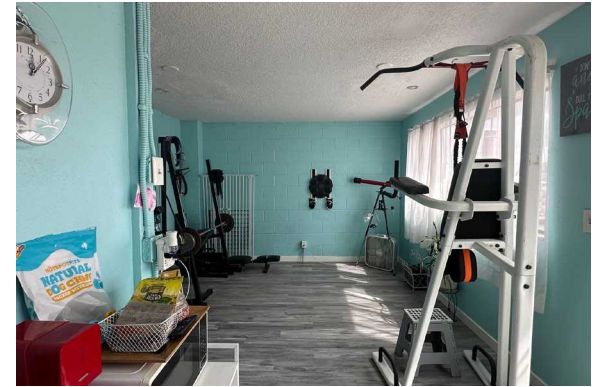
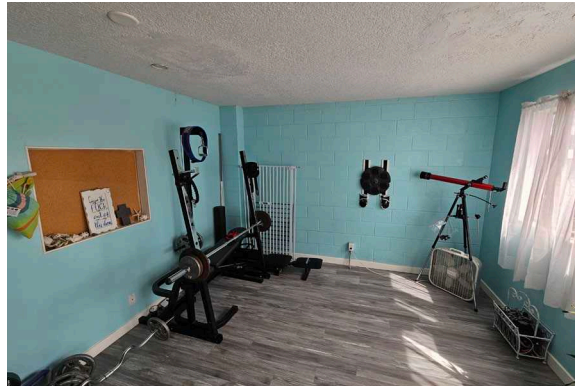
02152



Zoning

MU-C/I Mixed Use Commercial/Industrial District










Woodford

Commercial Real Estate

 woodfordcre.com

 chris@woodfordcre.com

 (P)360.501.5500

 208 Vine St., Kelso, WA

The information contained herein has been obtained from sources we understand to be reliable. Whilst we do not doubt its accuracy it has not been verified & we make no guarantees, warranty or representations about it. Any projections, opinions, assumptions or estimates used are for example only. You & your advisors should conduct a careful independent investigation of the property to determine the property's satisfaction to your needs.

© Woodford Commercial Real Estate.