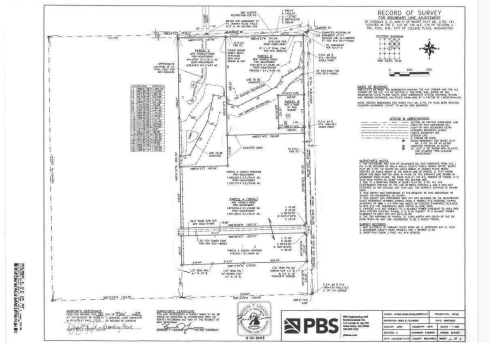


## S College Avenue

Listing #: 43357573 | Status: Available | Last Modified: 09/15/2025  
For Sale | ListDate: 09/12/2025

## 0 S College Ave, College Place, WA 99324



### Agent Information

Showing Instructions: Call broker

### Owner Information

Legal Owner: Michael McKeirnan  
True Owner:

### Property Information

**Location**  
Mkt Area: CBA Walla Walla County  
Alt Address: XX S. College Ave  
Zoning: Commercial  
Cross Street:  
County: Walla Walla

### Building Information

Total Building SF:  
Net Rentable Area:  
Office SF:  
Retail SF:  
Industrial SF:  
Residential SF:

Tax ID #: 35060211000212  
Sprinklers: No  
Security System: No  
# of Buildings:  
# of Floors:  
# of Units:  
Signage:  
A/C: No  
Building Status:

### Property Type

Building Class:  
Property Type: Land  
Sub Use: Retail  
Occupancy Type:  
Acres: 32.31 Acres  
Lot SF: 1,407,424 SF

### Construction

Construction Type:  
Year Built:  
Year Renovated:

### Commission

Commission: 2.5% of the purchase price  
SOC Exclusions: No

### Listing Information

**Price**  
Listing Price: \$6,000,000  
Rentable \$/SF: \$4.26 Per SF  
Asking Price Lot Per SQFT: \$4.26  
Listing Status: Available

Terms:  
Asset Class: Land

### Listing Information

Condo: No  
Available SF: 1,407,424 SF  
Condo Fees:  
List Date: 09/12/2025  
Days On Market: 2  
Last Modified: 09/15/2025

### Investment Information

Investment Type: Owner/User

### Property Special Features

### Green Building

LEED Certification: No  
LEED Level: N/A  
Energy Star Certification: No

### Parking Information

Total Parking: 0  
Covered: 0  
Uncovered: 0  
Parking Ratio:

**Public Comments:** Great Development Opportunity!!! Along S College Ave., Across from CP Public High School. List price is for the total 32+ acres. Owner will consider offers down to 0.5 acre size (\$/SF increase as lots size decreases). Great location for Retail, hotel, fuel station/C store, etc... Seller has rights to 9 water/sewer hookups.

**Member Listing Comments:** Water rights are not included in the sale. Property could be served by either power company (PP&L/Columbia REA). Murray Blvd is to be installed across south portion of property, sewer is already in.

**Property Comments Public:**



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