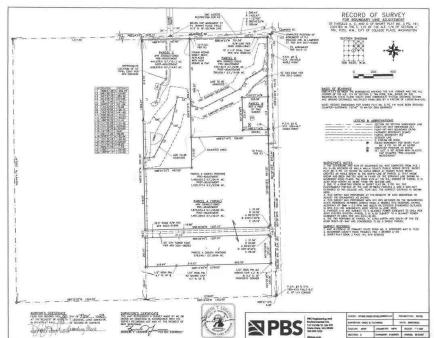


**S College Avenue**

Listing #: 43357573 | Status: Available | Last Modified: 09/15/2025

For Sale | List Date: 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		Listing Information	
<b>Location</b>		<b>Price</b>	
Mkt Area:	CBA Walla Walla County	Listing Price:	\$6,000,000
Alt Address:	XX S. College Ave	Rentable \$/SF:	\$4.26 Per SF
Zoning:	Commercial	Asking Price Lot Per SQFT:	\$4.26
Cross Street:		Listing Status:	Available
County:	Walla Walla	Terms:	
<b>Building Information</b>		<b>Asset Class:</b>	Land
Total Building SF:		<b>Listing Information</b>	
Net Rentable Area:		Condo:	No
Office SF:		Available SF:	1,407,424 SF
Retail SF:		Condo Fees:	
Industrial SF:		List Date:	09/12/2025
Residential SF:		Days On Market:	2
Tax ID #:	350602110002I2	Last Modified:	09/15/2025
Sprinklers:	No	<b>Investment Information</b>	
Security System:	No	Investment Type:	Owner/User
# of Buildings:		<b>Property Special Features</b>	
# of Floors:		<b>Green Building</b>	
# of Units:		LEED Certification:	No
Signage:		LEED Level:	N/A
A/C:	No	Energy Star Certification:	No
Building Status:		<b>Parking Information</b>	
<b>Property Type</b>		Total Parking:	0
Building Class:		Covered:	0
Property Type:	Land	Uncovered:	0
Sub Use:	Retail	Parking Ratio:	
Occupancy Type:			
Acres:	32.31 Acres		
Lot SF:	1,407,424 SF		
<b>Construction</b>			
Construction Type:			
Year Built:			
Year Renovated:			
<b>Commission</b>			
Commission:	2.5% of the purchase price		
SOC Exclusions:	No		

**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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