

FOR SALE



# 4301 E FOURTH PLAIN BLVD

*5,920 SF Owner User Office/Retail In Vancouver*

VANCOUVER, WA

**km** Kidder  
Mathews



4301 E FOURTH PLAIN BLVD

## OWNER-USER BUILDING WITH EXCESS LAND

*5,920 SF owner-user building with oversized parking lot and excess land for potential future expansion located in the heart of Vancouver.*

AVAILABLE FOR SALE

ADDRESS	4301 E Fourth Plain Blvd Vancouver, WA 98661
BUILDING AREA	5,920
YEAR BUILT	1983 (updated 1995)
LAND AREA	38,133 SF (.88 Acres)
PARKING	42 stalls (7.1/1,000)
EV STATION	4 fully electrified
ZONING	CC & R-4
PARCELS	030250-010, 030250-20, 030250-30
TAXES	\$8,786
SALE PRICE	\$2,050,000
PPSF	\$346

**5,920 SF**

BUILDING AREA

**42**

PARKING STALLS

**\$2.05M**

SALE PRICE

**\$346**

PRICE PER SF

KIDDER MATHEWS



4301 E FOURTH PLAIN BLVD

# PROFESSIONALLY FINISHED SPACE

## WITH MIX OF OPEN AREAS AND PRIVATE OFFICES

The building includes a generously sized reception area that is surrounded by a mix of private offices, two different cubical work areas, an expansive IT/Utility room, full ADA restrooms, and spacious break room.

AVAILABLE FOR SALE

KIDDER MATHEWS



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# *EXCESS LAND* FOR FUTURE BUILDING EXPANSION

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# FOUR FULLY ELECTRIFIED EV STATIONS ON SITE

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# HIGHLY VISIBLE CORNER LOCATION WITH SIGNAGE



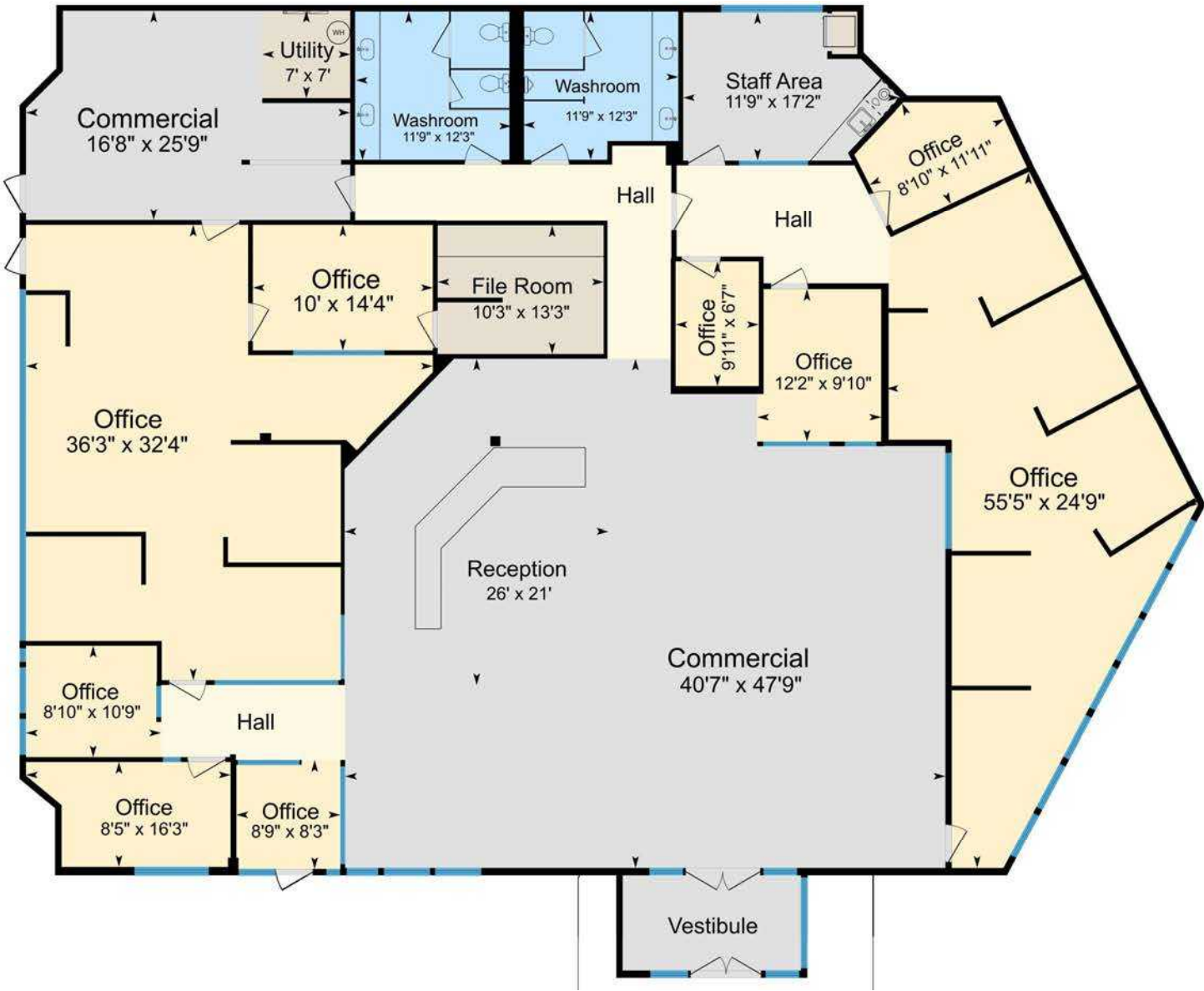
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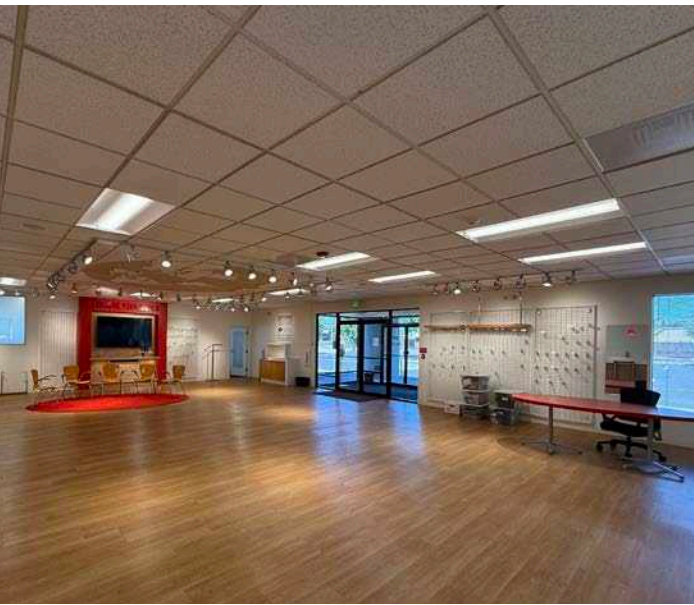


FLOOR  
PLAN

5,920 SF  
TOTAL SIZE













4301 E FOURTH PLAIN BLVD



 TARGET	 HARBOR FREIGHT
 Durlington	 BARNES & NOBLE BOOKSELLERS

Orchards

Mill Plain

Fruit Valley

CLARK  
COLLEGE

Minnehaha

SUBJECT  
PROPERTY

VANCOUVER MALL

VANCOUVER  
WATERFRONT

VANCOUVER

Columbia River

PDX AIRPORT

PORTLAND

Mt. Tabor



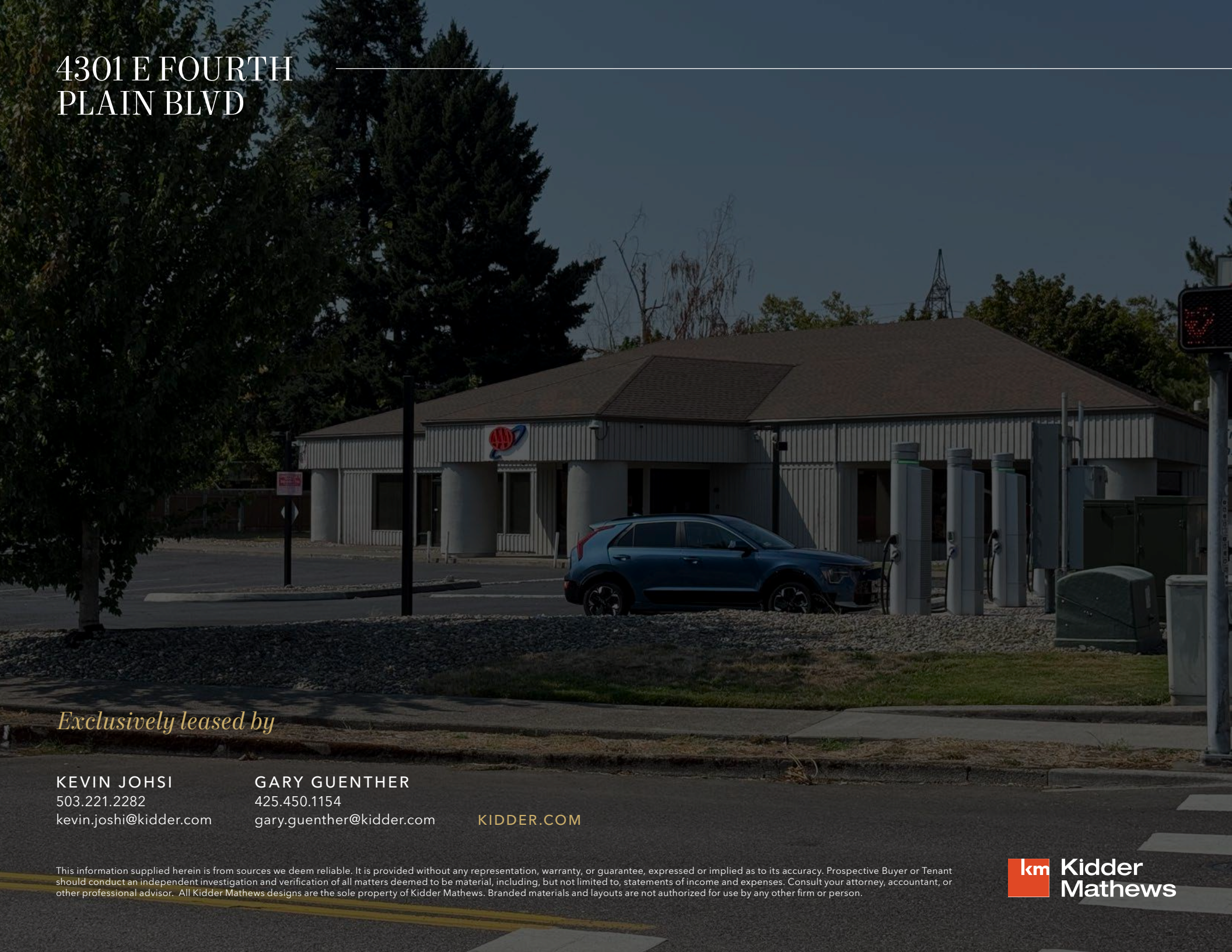
AVAILABLE FOR SALE

KIDDER MATHEWS

Downtown



# 4301 E FOURTH PLAIN BLVD



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