



# 440 S Melva Lane

MOSES LAKE, WA, 98837

**CITY ZONING CODE: COMMERCIAL - C2 (BUYER TO VERIFY)**

Positioned in a high-traffic corridor near I-90, **440 S Melva Lane** offers a rare combination of visibility, accessibility, and growth potential in one of Central Washington's fastest-developing regions. The 7,000 sq ft commercial building sits on a generous 44,867 sq ft lot, providing flexibility for continued business use, redevelopment, or long-term investment. Its proximity to nearby hotels, retail centers, and new development projects positions it perfectly for tenants or owners seeking a strategic foothold in a thriving commercial hub.

## AGENT CONTACT:



**CHRIS ERDMANN**

**LISTING BROKER**

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## PRICE:

**\$650,000**

## SPACE DETAILS:

<b>Total Available:</b>	7,000 SF
<b>Secondary Uses:</b>	Office
<b>Is Vacant?:</b>	Yes
<b>Primary Use:</b>	Retail
<b>Investment:</b>	No

## MORE INFO:





With Moses Lake's expanding population and increasing demand for mixed-use and service-based developments, this property offers strong potential for appreciation and immediate utility. The site's level terrain and commercial zoning make it ideal for retail, office, or multi-tenant redevelopment, while nearby freeway access ensures consistent visibility and traffic flow. **Investors and developers alike will find this property an ideal opportunity to capitalize on Moses Lake's rapid commercial and residential expansion.**

## ZONING HIGHLIGHTS: 440 S. MELVA LANE (BUYER TO VERIFY)

- Electric Vehicle Charging Station
- Exhibition Halls and Museums
- Brewpub
- Convention Center
- Community Center or Service Clubs
- Indoor Amusement, Recreation and Entertainment
- Movie Theatre
- Outdoor Commercial
- Parks
- Restaurant
- Restaurant, Fast Food (Drive Through)
- Motorcycle, Scooter, E-Bike, ATV Sales or Rental

