

11th St. Workshops Campus

104 NE 11th St

East Wenatchee, WA.

FOR SALE



industrial / of f ice space
INVESTMENT PROPERTY
cannabis retail

- 7,818 total Bldg. SF.
- Fully Leased
- Investment Property

CENTER INVESTMENTS INC.

O: (509) 884-6381 www.centerinvestmentsinc.com





Offering SUMMARY

List Price - \$1,150,000

NOI (2026) - \$118,327

CAP Rate - 10.3%

Occupancy - 100%

\$/SF. (Bldg.) - \$147.00

Avg. Rent - \$15.10/SF/Yr.

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Property SUMMARY

PARCELS (4) - 07600300001, 03700001010; ...01018 & ...01047

LAND - .81 Acres (35,283.60 Square Feet)

BLDG. - 7,818 SF.

ACCESS - curb cut from 11th Street NE & Alvin Court

LOCATION - City of East Wenatchee, Douglas Co.

ZONING - Central Business District (CBD)



GENERAL DESCRIPTION - This 7,818 SF. building was originally constructed in 1987, stick framed with metal siding and roof. Suite 1 was recently renovated (2025) as a cannabis retail store, Suite 2 is approximately 50% office and 50% open warehouse/shop space. The property is 100% leased to two tenants, situated on 4 legal parcels that are mostly flat, with a combined size of nearly an acre, with paved parking for 36+ vehicles and frontage on Valley Mall Parkway, 11th St. NE and Alvin Court.



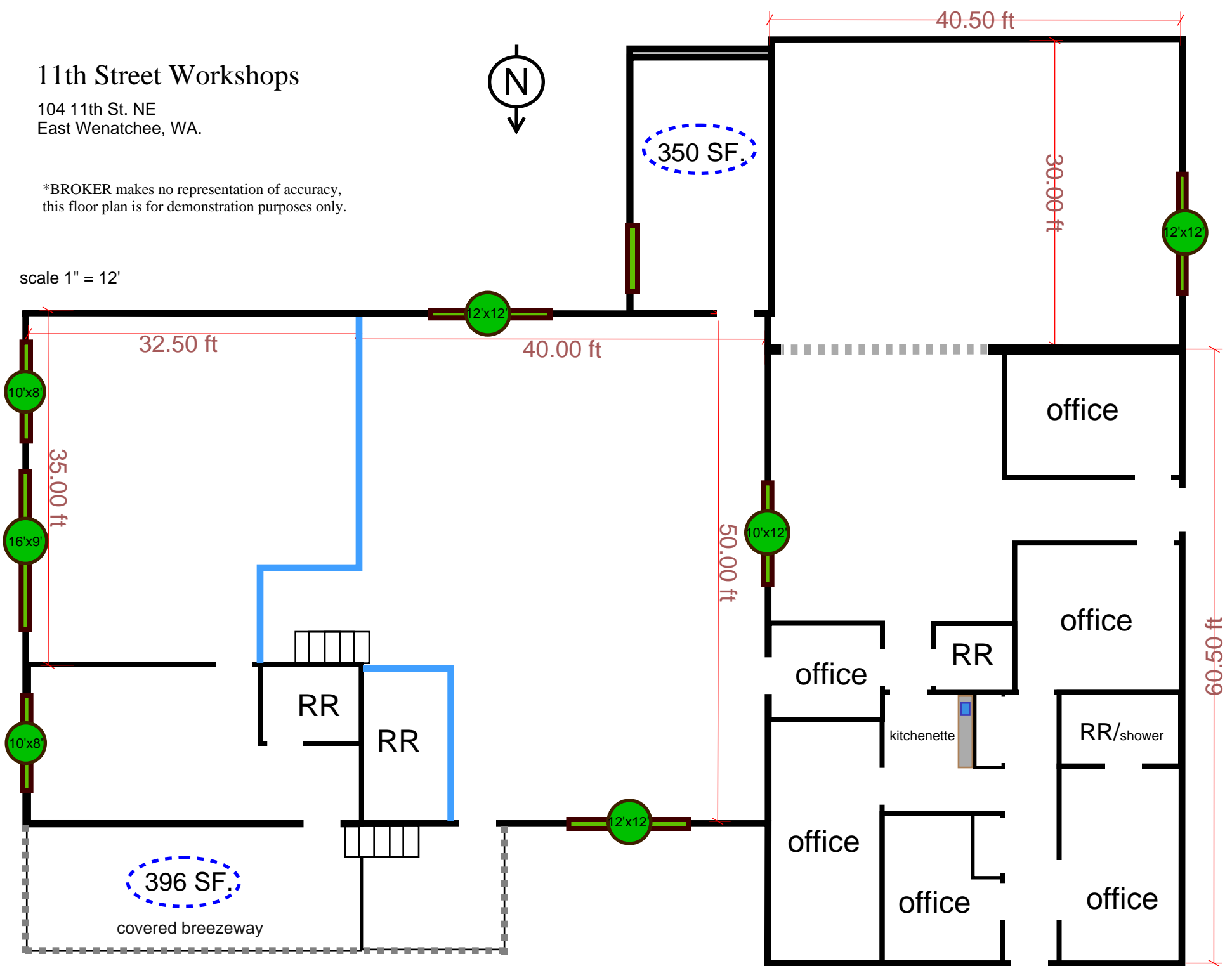
11th Street Workshops

104 11th St. NE
East Wenatchee, WA.

*BROKER makes no representation of accuracy,
this floor plan is for demonstration purposes only.



scale 1" = 12'



East Wenatchee - area businesses

WENATCHEE VALLEY MALL



Downtown East Wenatchee

Baker Street

9th St. NE

Alvin Ct.

Valley Mall Parkway

SR

104 11th St. NE



11th St. NE

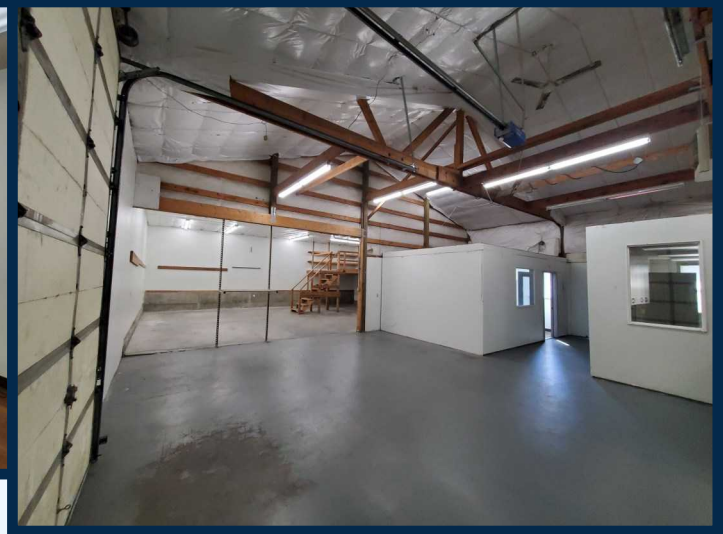
Valley Mall Parkway

SR 28

Apple Capital Loop Trail

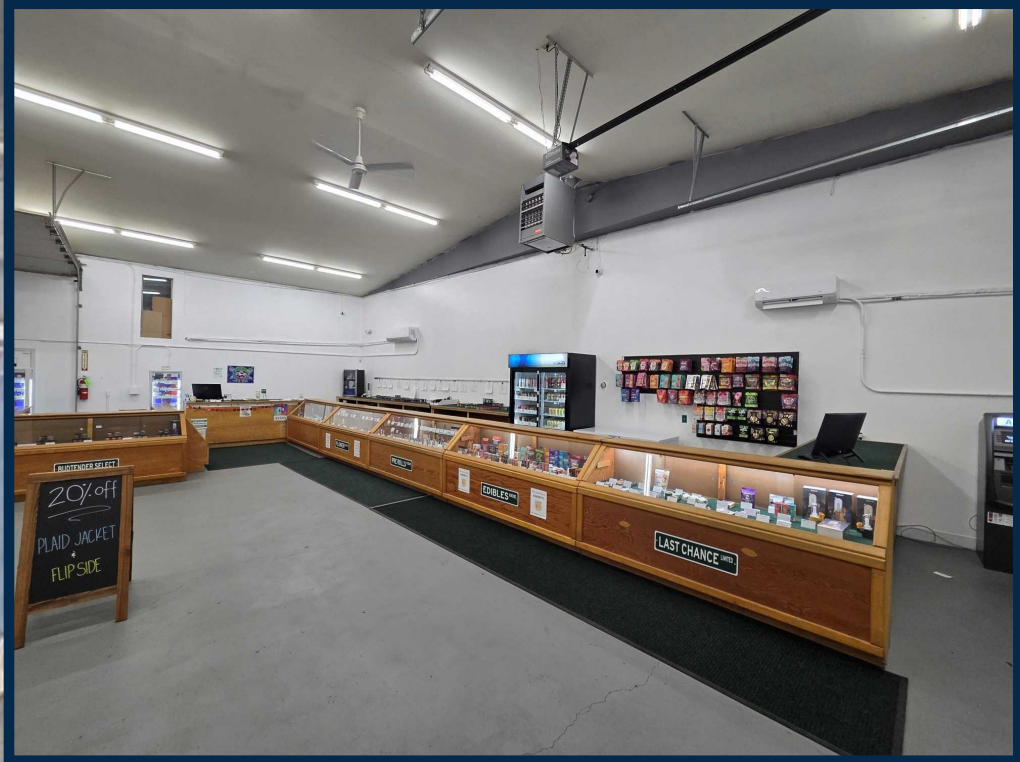
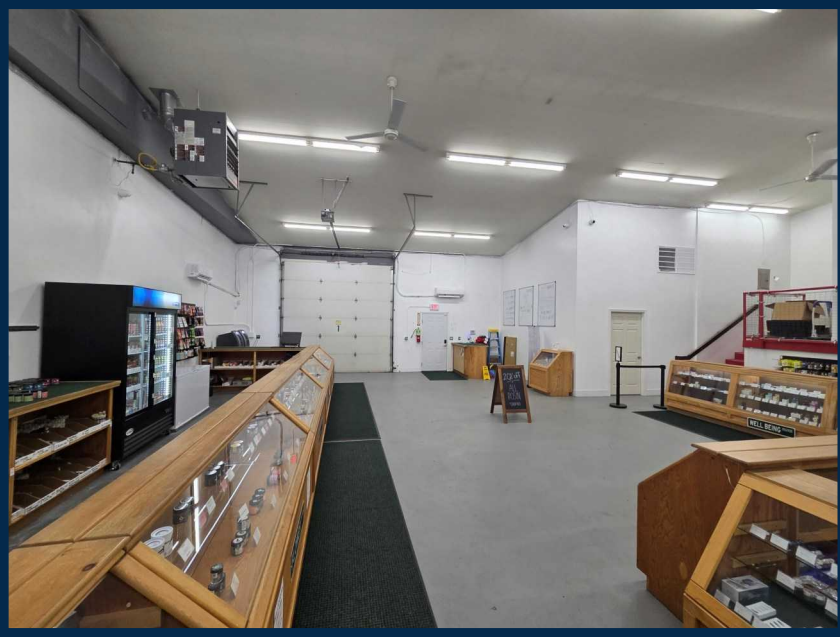
Columbia River





INTERIOR SUITE 2 photos





INTERIOR SUITE 1
photos

