

FOR SALE OR LEASE

Investment, Owner User or Lease Opportunity



THE LUMBERYARD

305 N Grand Avenue, Pullman, WA 99163

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THE OFFERING

Available for sale or lease, this one-of-a-kind property is ideally suited for food, beverage, entertainment, or nightlife concepts. Formerly operating as a food hall and nightclub, the iconic Quonset hut building serves as the centerpiece and is fully built out with five food service stations, a full commercial kitchen, and a lofted bar with elevated seating. Multiple indoor and outdoor gathering areas enhance the guest experience, including a patio fronting Grand Avenue and an additional outdoor seating area.

The property features updated restrooms and a rare on-site two-bedroom apartment, ideal for owner occupancy, staff housing, or short-term rental income. An additional warehouse building at the rear of the site provides valuable flexibility for long- or short-term storage, production space, or future expansion.

With its central location and diverse revenue opportunities, this property presents a compelling opportunity for an owner-user or tenant seeking a highly adaptable, income-producing space.

▶ Please contact list agent regarding FF&E and personal property which may be included in the sale. ◀



SALE DETAILS

Sale Price | ~~\$1,700,000~~ \$1,650,000

LEASE DETAILS

Entire Property Lease | \$11,153.23 /Month (Approx. \$7.65 PSF)

Main Building | \$8.00 PSF /YR

Warehouse | \$5.15 PSF /YR

Apartment | \$13.50 PSF /YR

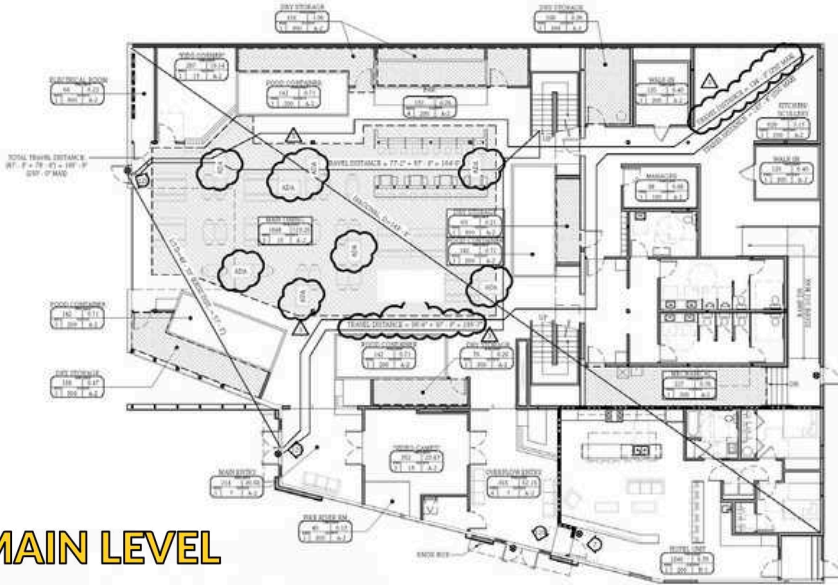
PROPERTY DETAILS

Total Building Size | ±17,475 SF (2 Buildings, 2 Stories)

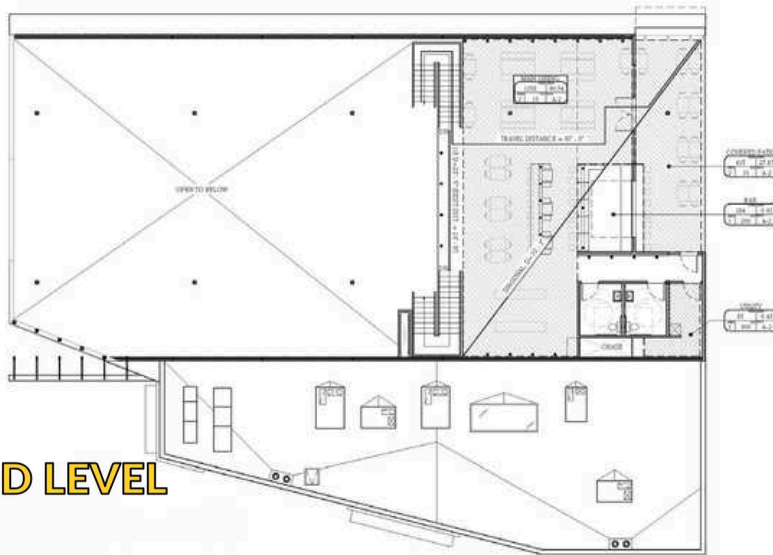
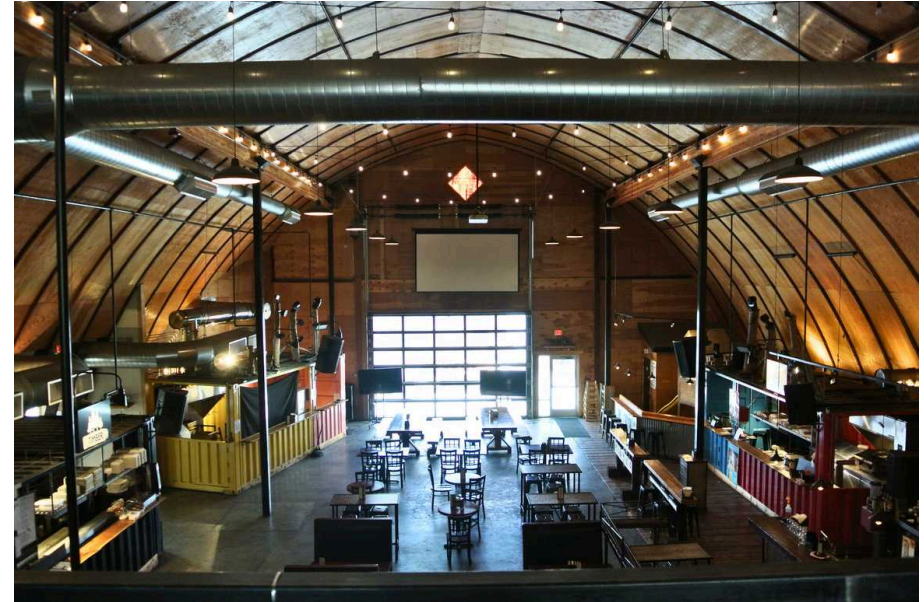
- Main Building | ±11,470 SF
- Warehouse | ±4,665 SF
- Apartment | ±1,340 SF

Lot Size | ±0.78 Acres

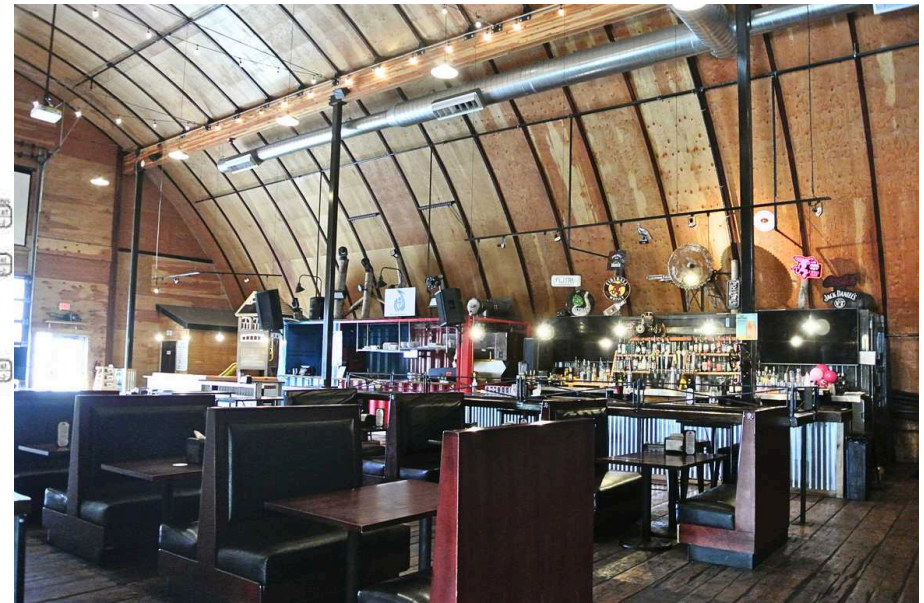
Parcel Numbers | 108150049050000 814700000000256



MAIN LEVEL

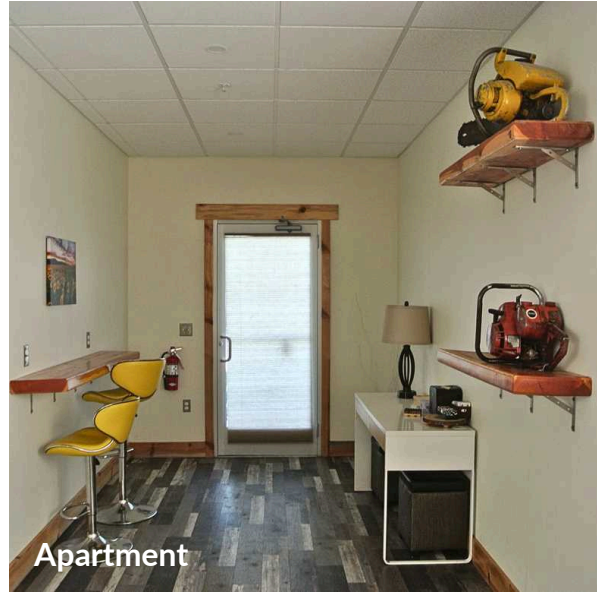


SECOND LEVEL

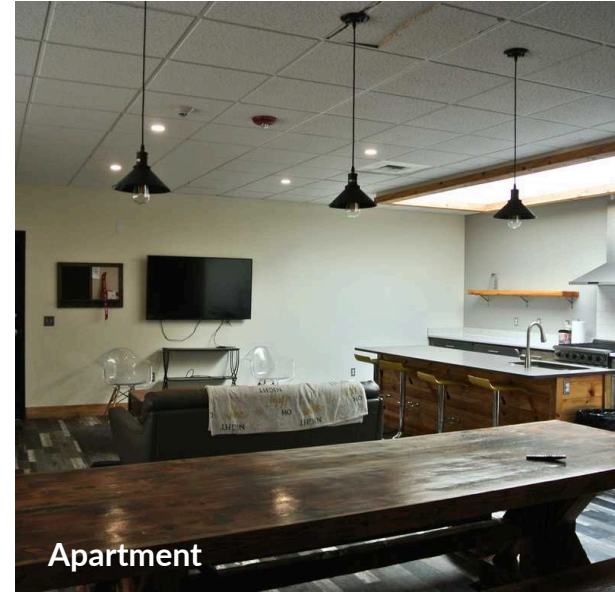




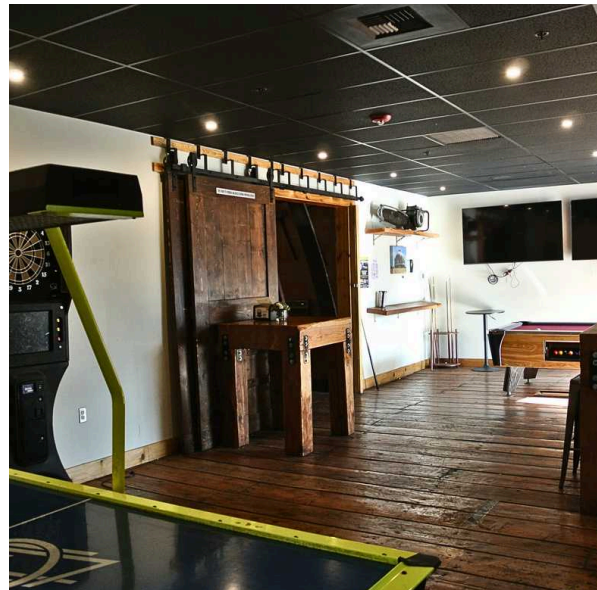
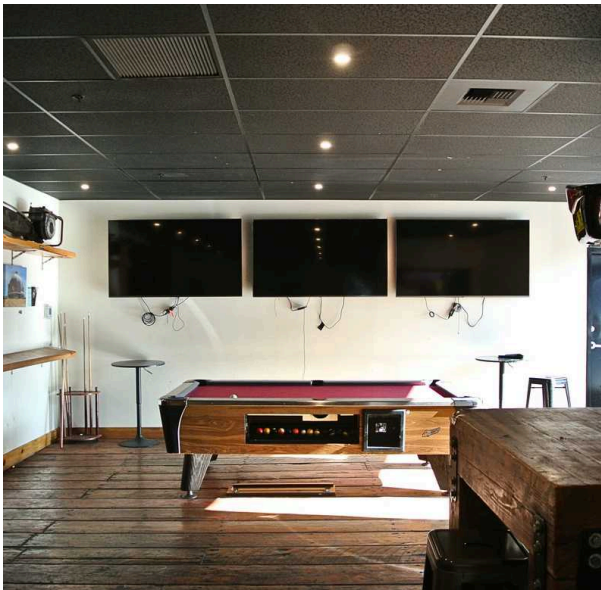
Apartment



Apartment

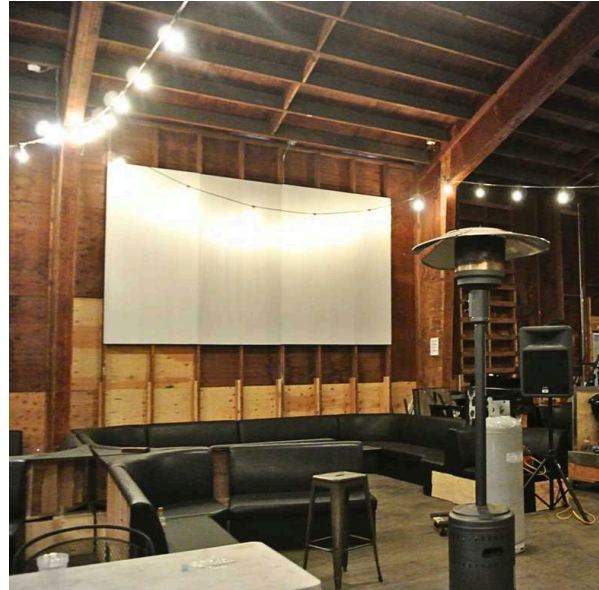
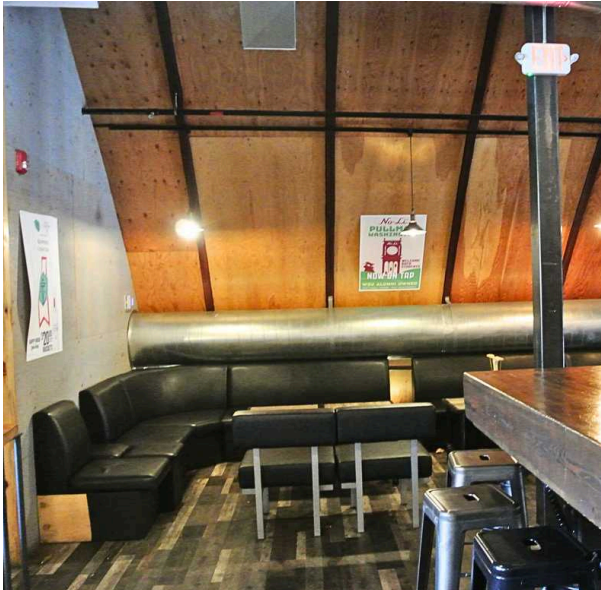
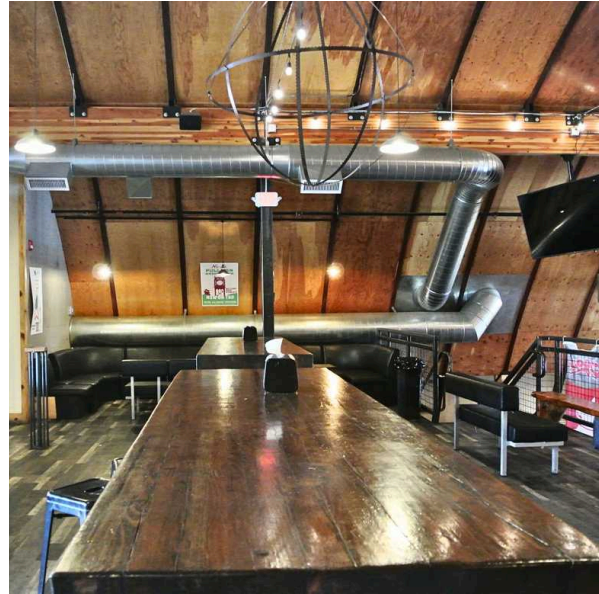


Apartment



THE LUMBERYARD - INTERIOR PHOTOS

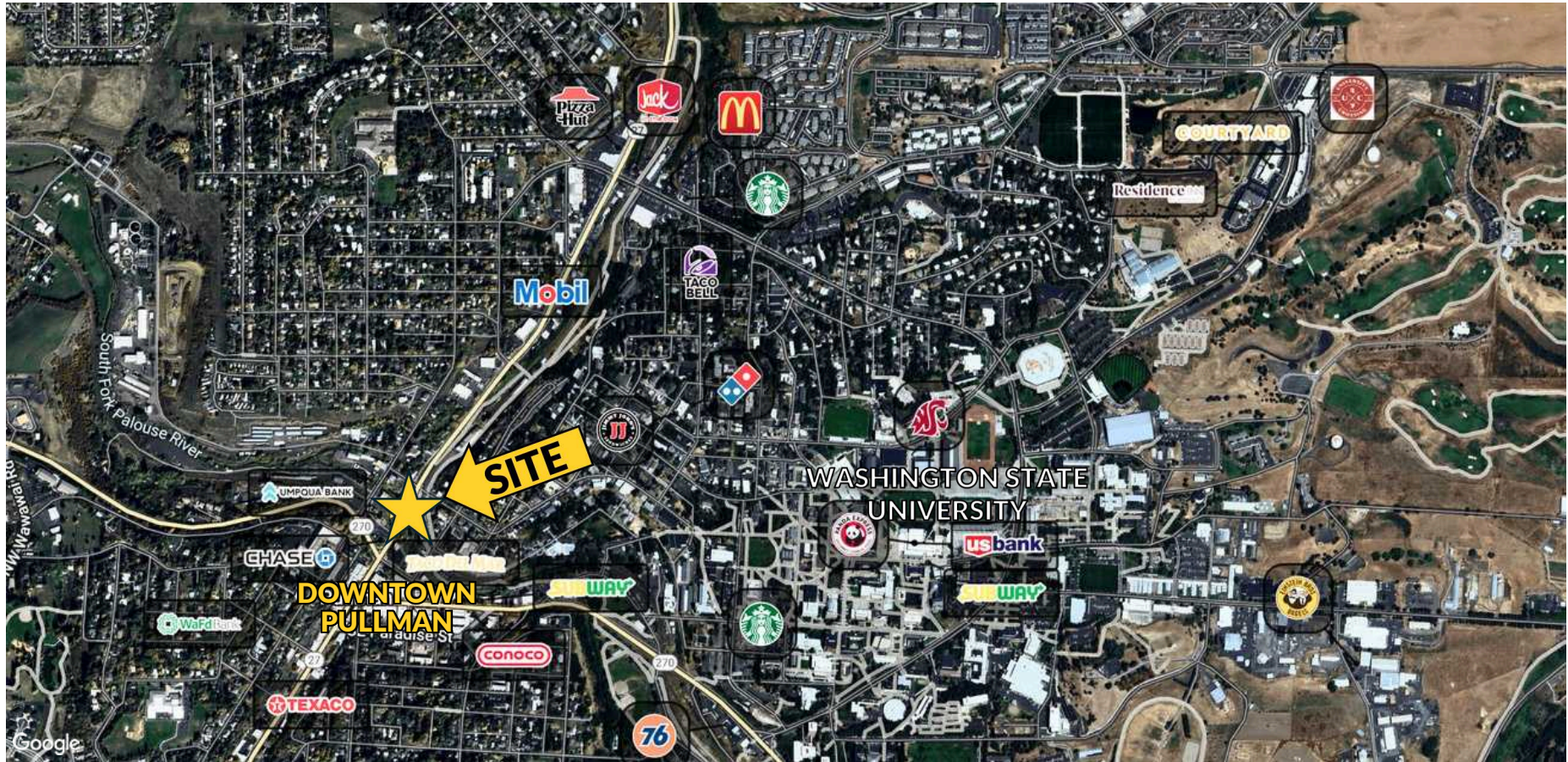
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THE LUMBERYARD - EXTERIOR PHOTOS

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For more information on this opportunity:

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