



FOR SALE

975 Hemlock St
Longview, WA 98632

\$289,900



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ABOUT THE PROPERTY

Located in the heart of Longview, this rare, grandfathered warehouse presents a unique opportunity to own one of the area's most distinctive warehouse properties just blocks from downtown, with convenient access to 15th Avenue, SR 411, and Interstate 5. Offering approximately 2,364 square feet on a 6,000 square foot parcel, the building features tall ceilings, ample power, excellent storage, and a flexible, multi-purpose layout suited for a variety of uses under its grandfathered status. The fully fenced yard, approximately 3,000 square feet, features gated access and offers versatile space ideal for parking, equipment storage, or use as a laydown yard. This property is a compelling option for investors or owner-users seeking a centrally located asset with versatility and appeal. Contact us today to schedule your private tour.



Address

975 Hemlock St., Longview WA 98632



Offering Price

\$289,900



Price Per SF

\$122.63



Total Land Area

5,846 SF



Building Size

2,364 SF



Building Info

Built 1923, Base Board Heating,



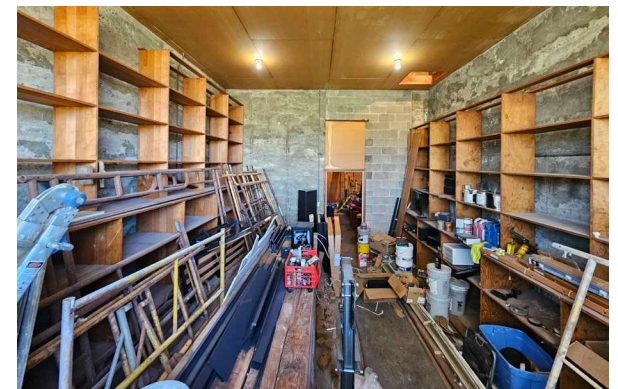
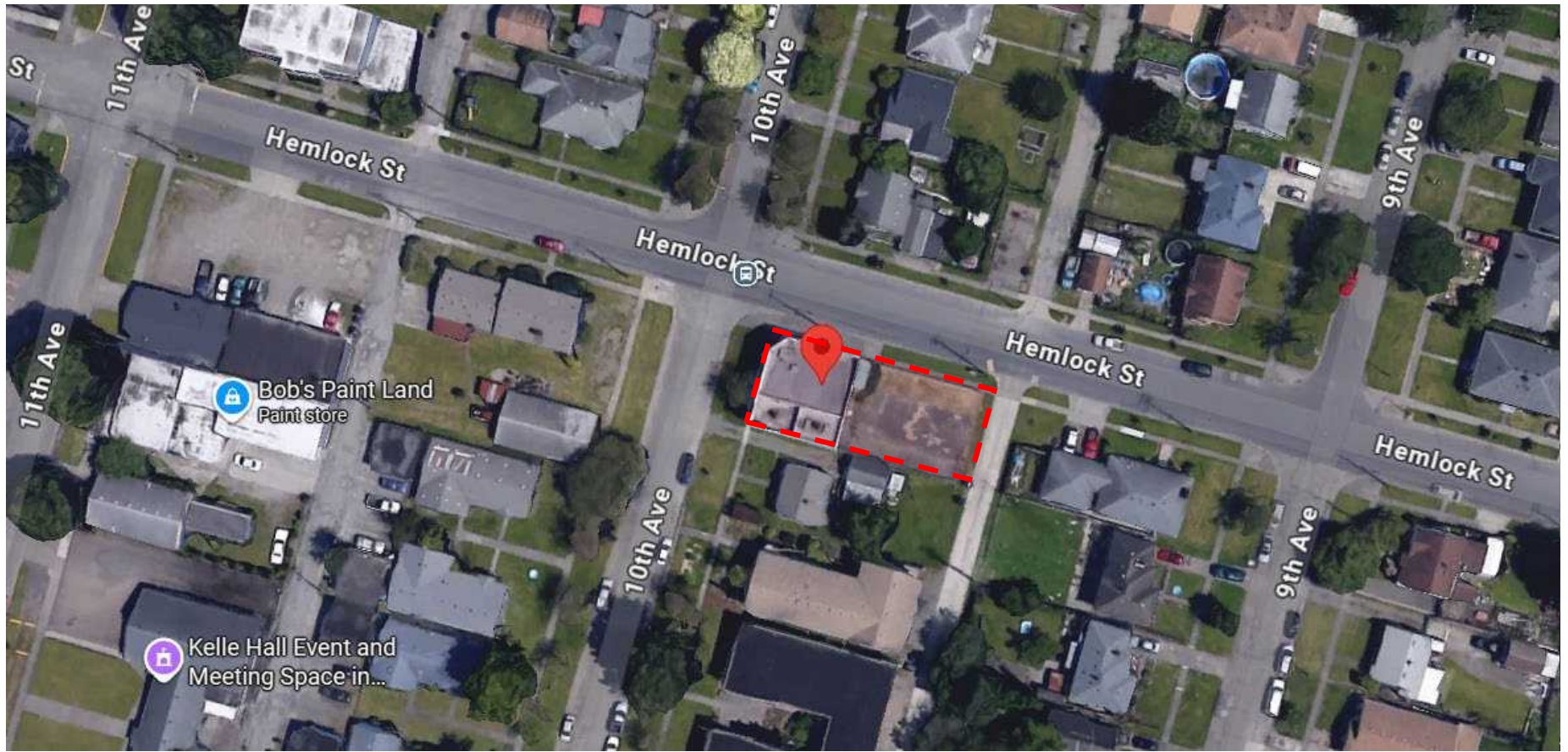
Parcel

08700



Zoning

**Residential District (R-4)
(Grandfathered as Warehouse)**






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Commercial Real Estate

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