

803 S Washington St



911 S Washington St, Kennewick WA

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Medical Office for Sale

NATri-Cities



360° VIRTUAL TOUR

Property Description

Discover a standout investment opportunity in the heart of Kennewick, WA. This well-maintained ±12,448 SF commercial building, built in 1994, features two suites with flexible layouts perfectly suited for office or medical users.

Strategically located in a desirable and high-demand area of Kennewick, the property offers excellent accessibility, strong visibility, and proximity to a growing base of businesses and services. The dual-suite configuration provides versatility for owner-users or investors seeking multiple income streams.

With its functional design, established location, and positioning within a thriving commercial corridor, this property presents a compelling opportunity to acquire a high-quality asset with long-term upside potential.



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Kennewick, Washington 99336

Property Highlights

- ±12,448 square foot building.
- ±34,848 square feet of land.
- Opportunity to purchase an additional 19,319 square feet of off-site land.
- Community commercial zoning with broad flexibility.
- Ideal for medical, retail, residential, mixed-use, or office concepts.
- Located on a signalized corner for strong visibility and convenience.
- Situated in a growing area with continued surrounding development.
- Property is offered for lease - see MLS 277850

Offering Summary

Sale Price:	\$3,100,000
Building Size:	±12,448 SF
Available SF:	±12,448 SF
Lot Size:	±34,848 SF

For More Information

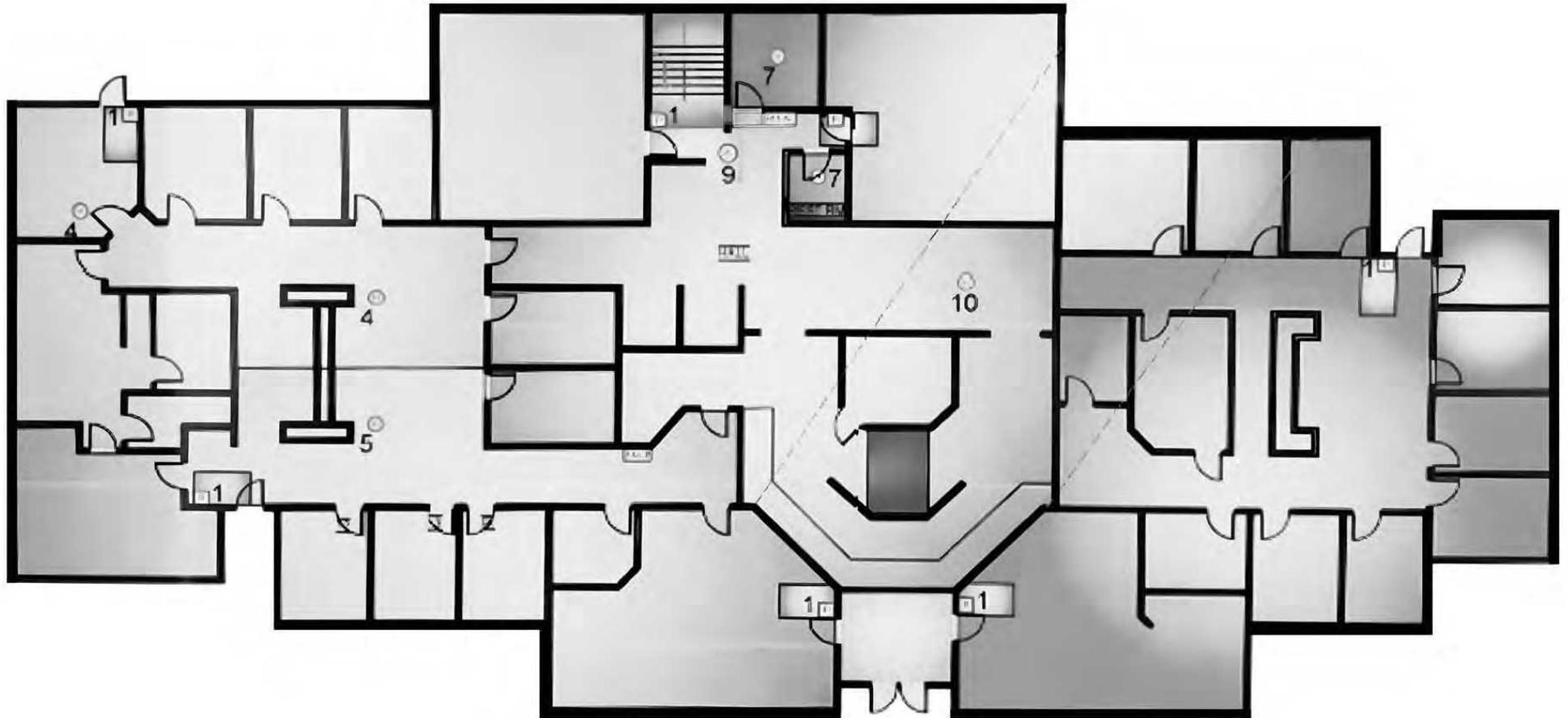
Todd Sternfeld

Principal / Commercial Broker
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Demographics	5 Miles	10 Miles	15 Miles
Total population	122,416	215,304	270,557
Median age	34.1	34.9	35.2
Median age (Male)	34.0	34.8	35.0
Median age (Female)	34.8	35.7	35.8
Total households	41,280	74,431	94,460
Total persons per HH	3.0	2.9	2.9
Average HH income	\$89,306	\$107,065	\$111,146
Average house value	\$327,843	\$383,156	\$392,958



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