

# FOR SALE | PRICE REDUCTION TO \$835,000

Existing Dual Drive-Thru Restaurant Located Right Off I-5's Main Entrance/Exit to Centralia  
812 HARRISON AVE | CENTRALIA, WA 98531



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**NAI** Puget Sound  
Properties



# Property Highlights

- + Tenant will vacate upon sale of property
- + 1,038 SF (plus bonus on 2nd floor)
- + Existing QSR building with dual drive-thru
- + Existing equipment included with sale (walk-in cooler, hood, greasetrap, drive-thru equipment, etc.)
- + Lot size: 12,197 SF
- + Year Built: 2014
- + 2025 Annual Taxes: \$3,698.06
- + Ideal for coffee, fast casual, or local/national QSR concepts
- + Access directly off I-5 at Centralia/Harrison St Exit
- + Excellent drive-thru capability with nice outside seating on deck
- + Great visibility
- + Sale Price: \$835,000 (all cash at closing)
- + Availability: Upon closing
- + Tax Parcel #003416-037000

# Nearby Amenities

Centralia  
Outlets



Panda Inn  
Chinese Restaurant



812 HARRISON AVE



SKOOKUMCHUCK RIVER

Hometown  
Restaurant

RIVERSIDE  
PARK

Nike Clearance Store



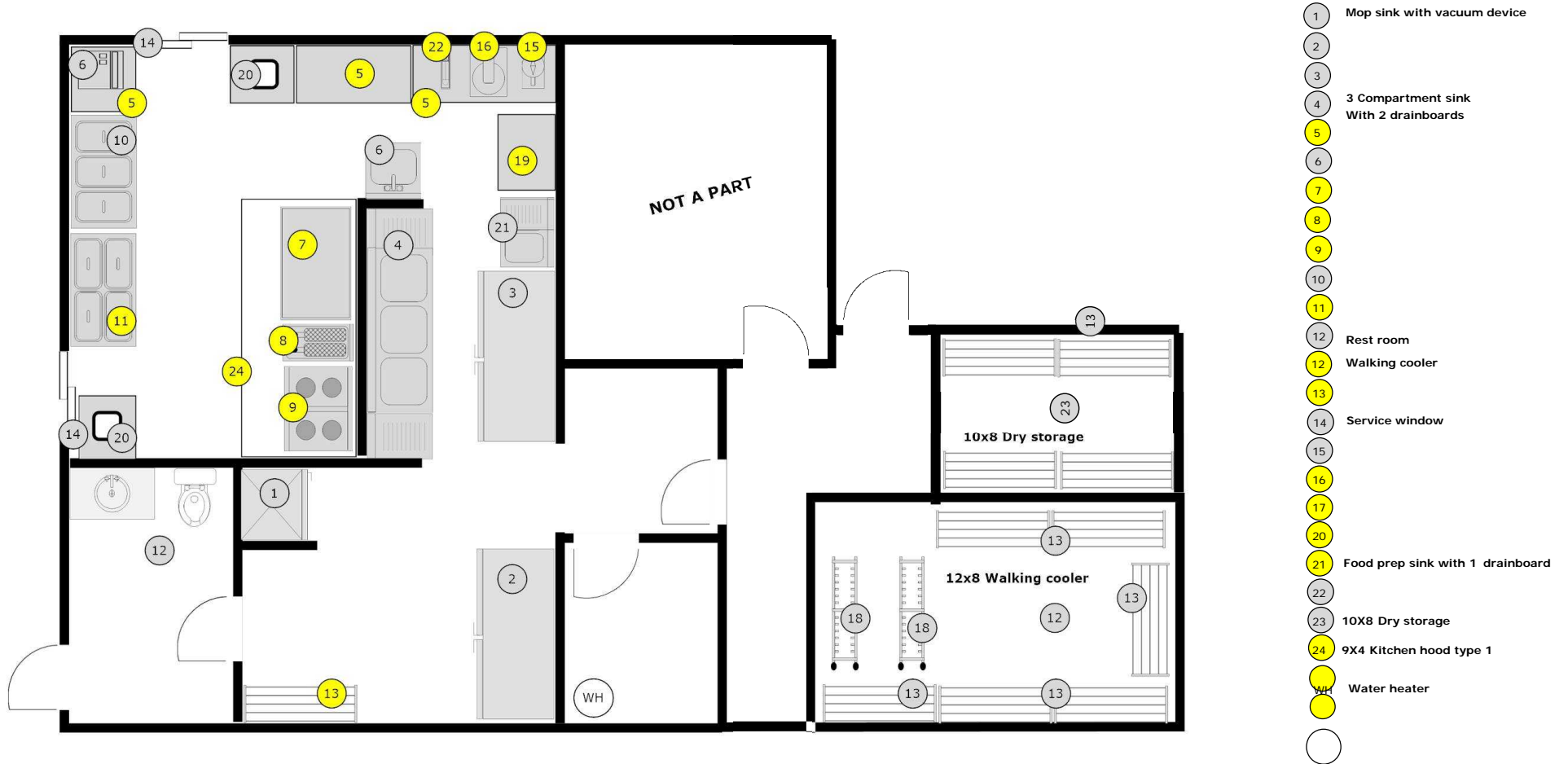
HARRISON AVE



HAYES  
LAKE



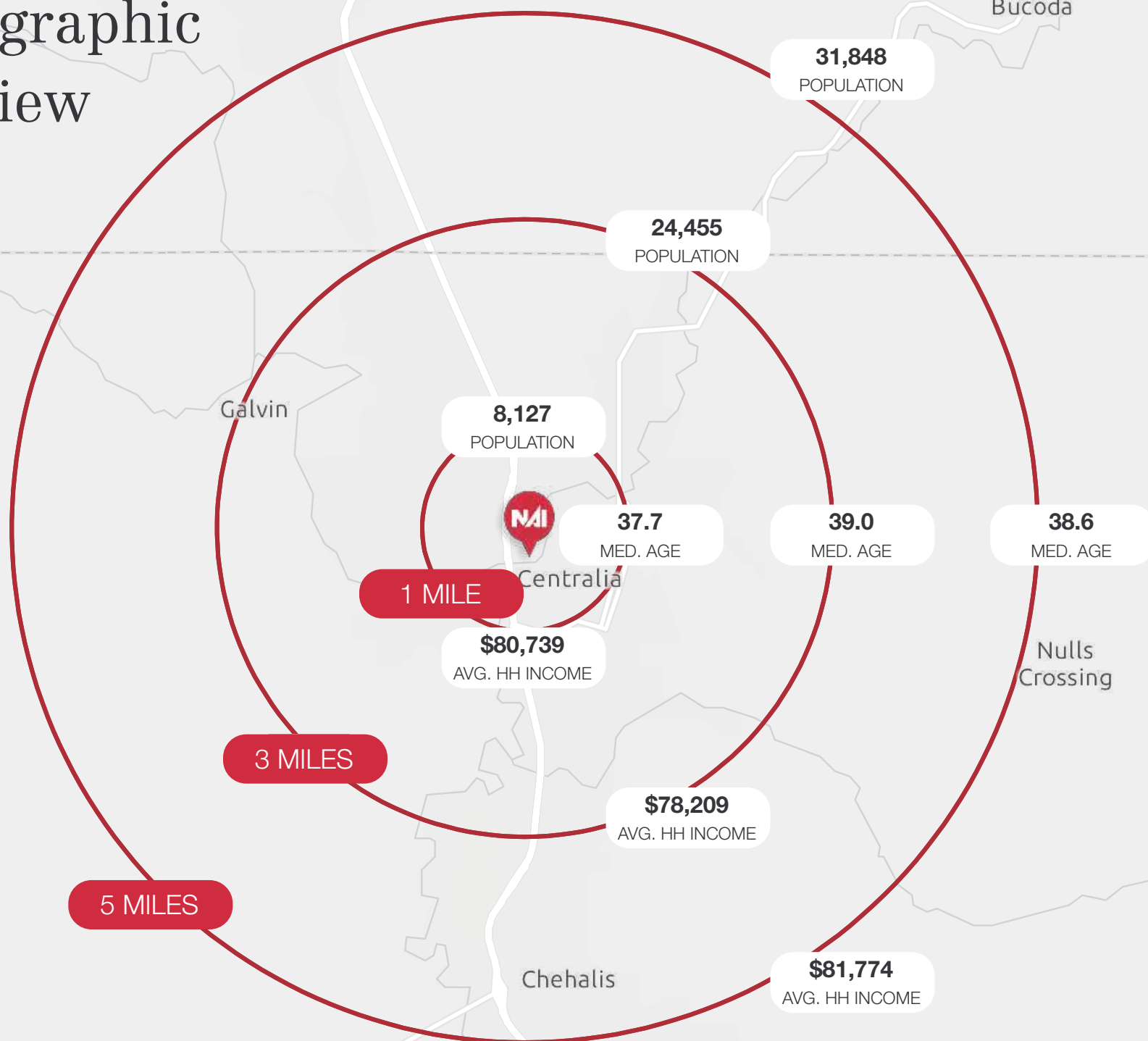
# Floor Plan



# Demographic

## Overview

Michigan Hill



# Rare Dual Drive-Thru Opportunity

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EXCLUSIVELY MARKETED BY:

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