



Hayes Lake



Skookumchuck River

12



Alexander Street

W Main Street

\$400,000.00

# 3.48 AC FOR SALE

1414 & 1419 Alexander St.  
Centralia, WA 98351

REPRESENTED BY

Royce Cottle  
(206) 999-3483  
rcottle@leibsohn.com





# AVAILABILITY

3.48 ACRES

\$400,000.00



1414 Alexander St, Centralia, WA 98351

Parcel No: 00300401003

Total Acres

1.66

Zoning

Moderate-density residential district (R:8)



1419 Alexander St, Centralia, WA 98351

Parcel No: 00300401002

Total Acres

1.82

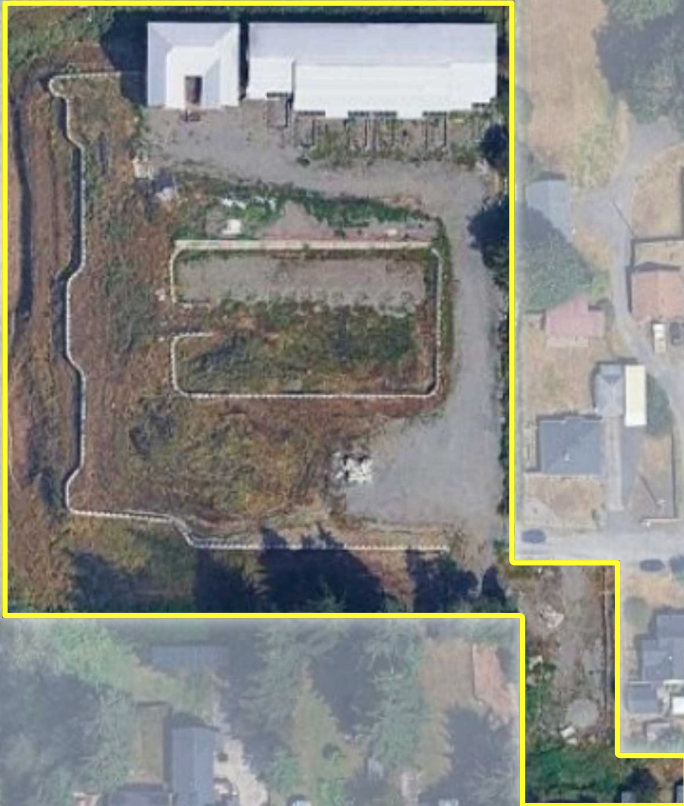
Zoning

Moderate-density residential district (R:8)



# PERMITTED USES

Comprehensive Plan Designations	MDR
Zoning Districts	R:8
Single-family dwelling	P
Duplex, twin home	P
Triplex	P
Fourplex	P
Planned unit development (PUD)	P
Townhouse development	P
Accessory dwelling unit (ADU)	P
Accessory building	P
Home occupations	P
Adult family home with 8 or fewer residents	P
Assisted living facility	CUP
Bed and breakfasts	CUP
Boarding houses, hostel, etc.	CUP
Emergency housing/homeless housing with 6 or fewer residents (indoors only)	P
Emergency shelter for domestic violence for less than 10 occupants	P
Emergency shelter for domestic violence for 10 or more occupants	CUP
Foster home	P
Nursing home/convalescent care facility/long-term care facility	CUP
Permanent supportive housing	P
Transitional housing	P



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W Main Street

## AREA DEMOGRAPHICS



**1**  
MILE  
RADIUS



**8,480**  
PEOPLE



**3,236**  
HOUSEHOLDS



**\$61,600**  
AVG. HH INCOME



**3**  
MILE  
RADIUS



**24,086**  
PEOPLE



**9,204**  
HOUSEHOLDS



**\$64,500**  
AVG. HH INCOME



**5**  
MILE  
RADIUS



**32,020**  
PEOPLE



**12,259**  
HOUSEHOLDS



**\$68,500**  
AVG. HH INCOME

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