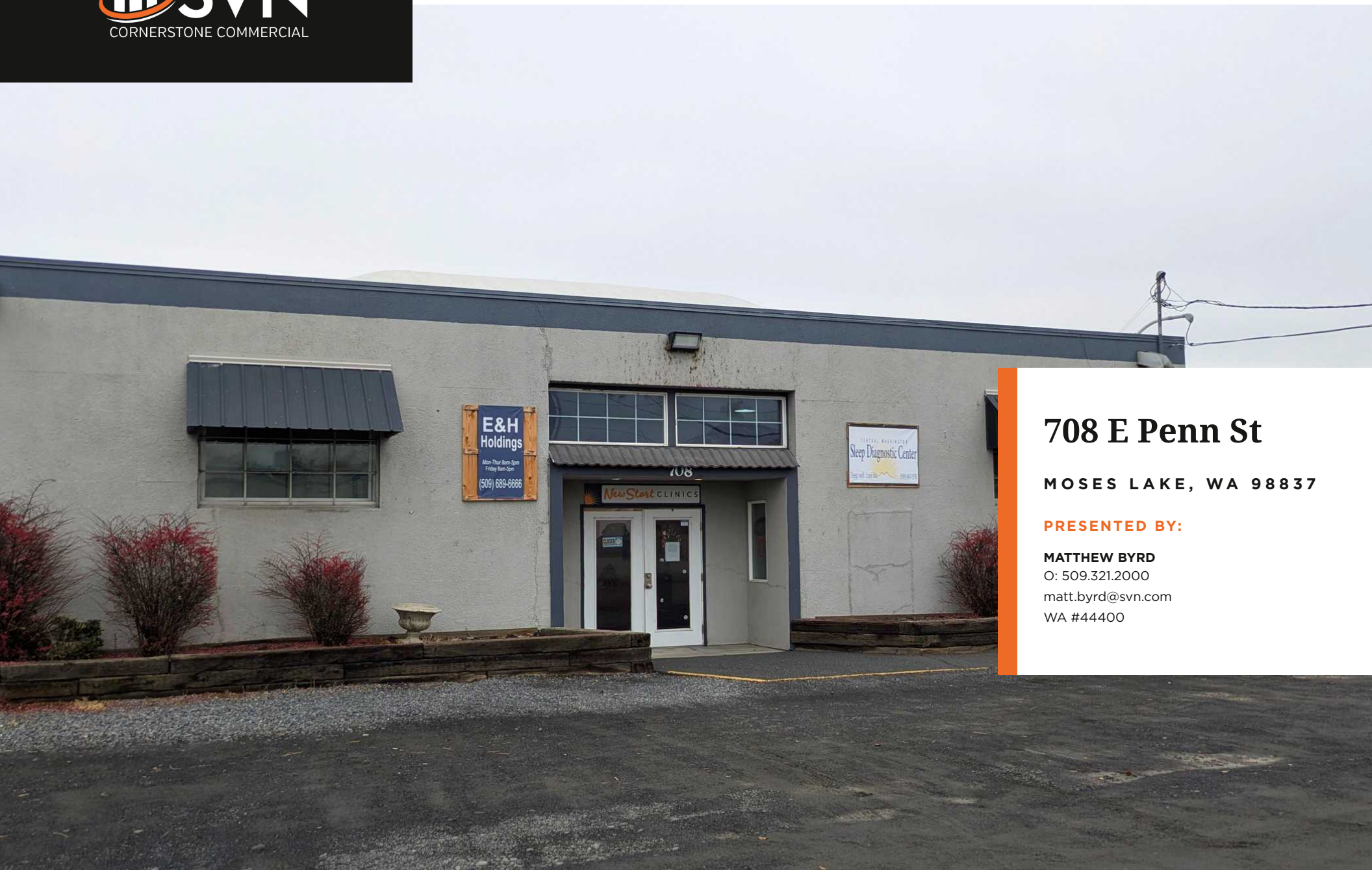




Moses Lake Flex Building



708 E Penn St

MOSES LAKE, WA 98837

PRESENTED BY:

MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$579,999
LOT SIZE:	21,000 SF
BUILDING SIZE:	6,240 SF
ZONING:	General Commercial & Business (C-2)
APN:	110274000

PROPERTY DESCRIPTION

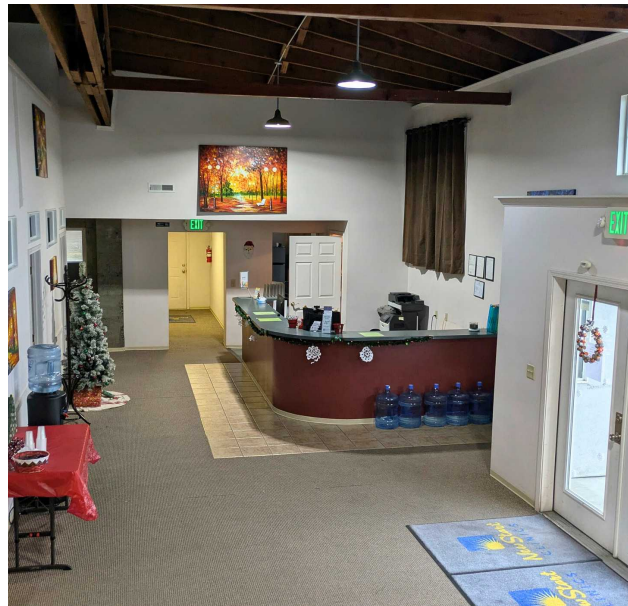
708 E Penn Street presents an opportunity to acquire a multi-use office building with warehouse space in Moses Lake, Washington. The property is well located off Wheeler Avenue and offers ample on-site parking, making it well suited for owner-users seeking a functional and accessible commercial facility.

The building features an open reception area, eight private offices, a laboratory area, a conference room, and three restrooms, supporting a range of professional, medical, or service-oriented operations. The rear warehouse area contains approximately 1,950 SF, with a 14' overhead door and 12' clear height to the beam, providing flexibility for light industrial or storage use.

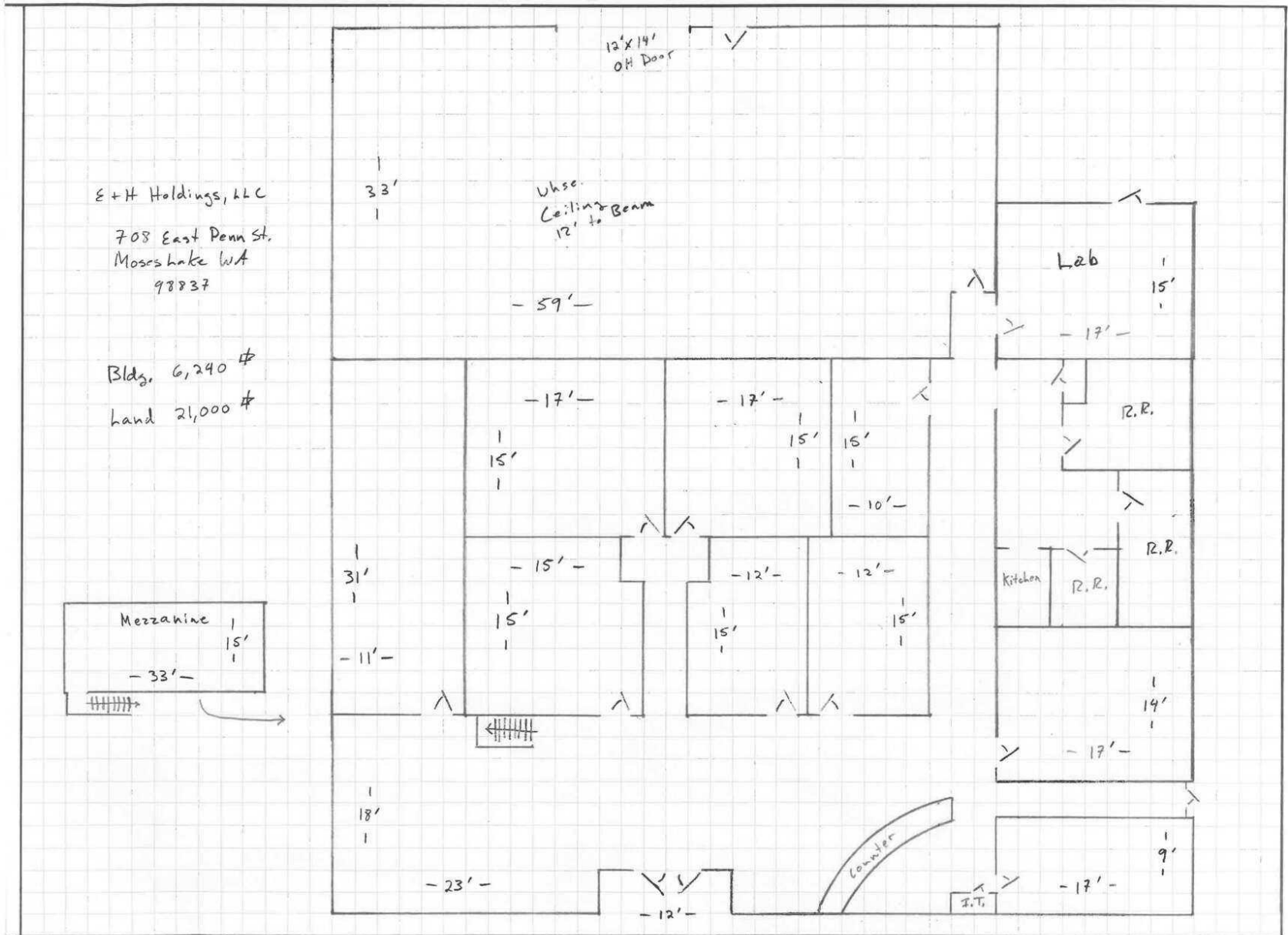
PROPERTY HIGHLIGHTS

- Multi-use office building with warehouse
- Eight offices, laboratory area, and conference room
- Open reception area and three restrooms
- Approximately 1,950 SF of warehouse space
- 14' overhead door with 12' clear height to beam
- Well located off Wheeler Avenue with ample parking

ADDITIONAL PHOTOS

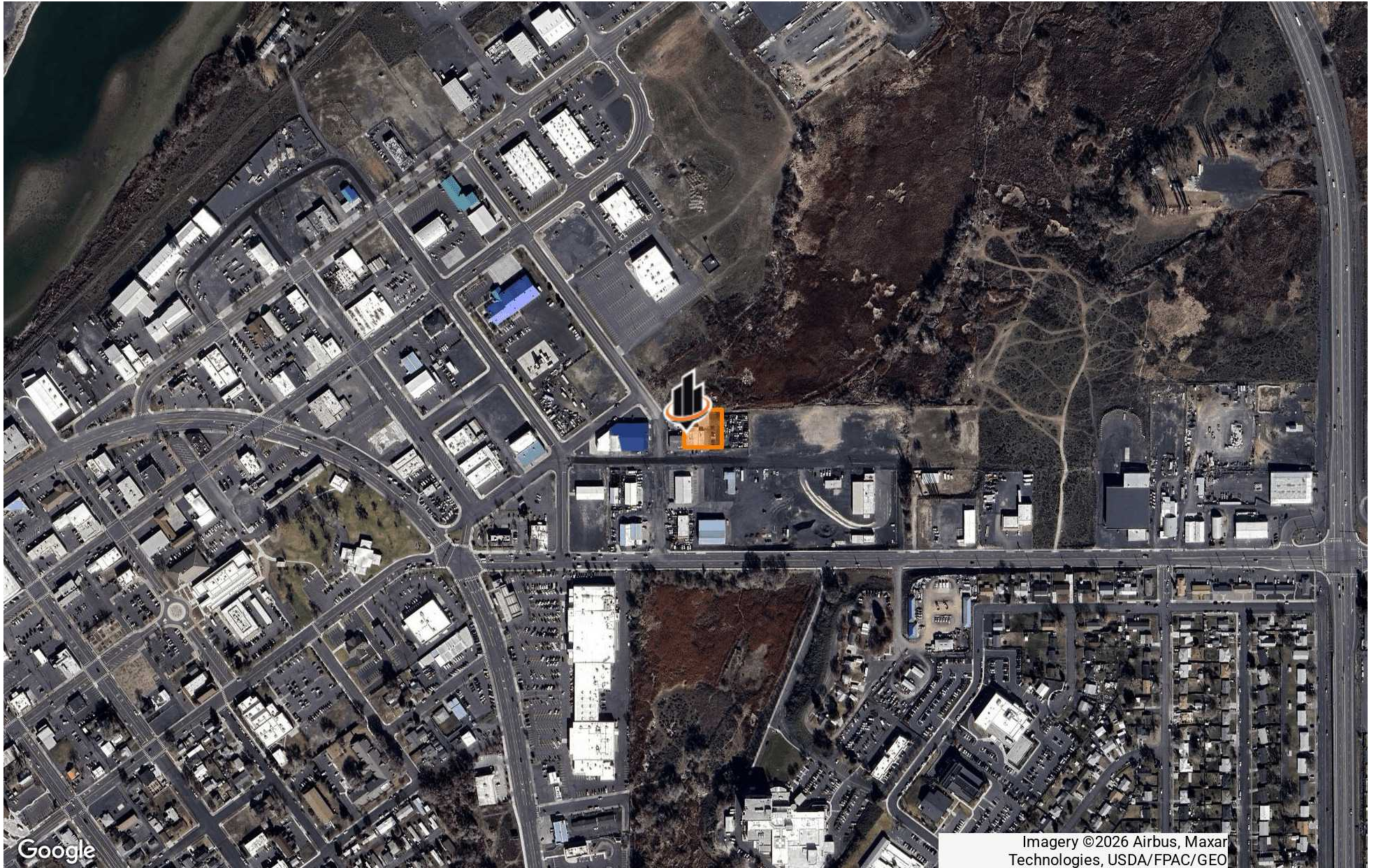


FLOOR PLAN





AERIAL MAP

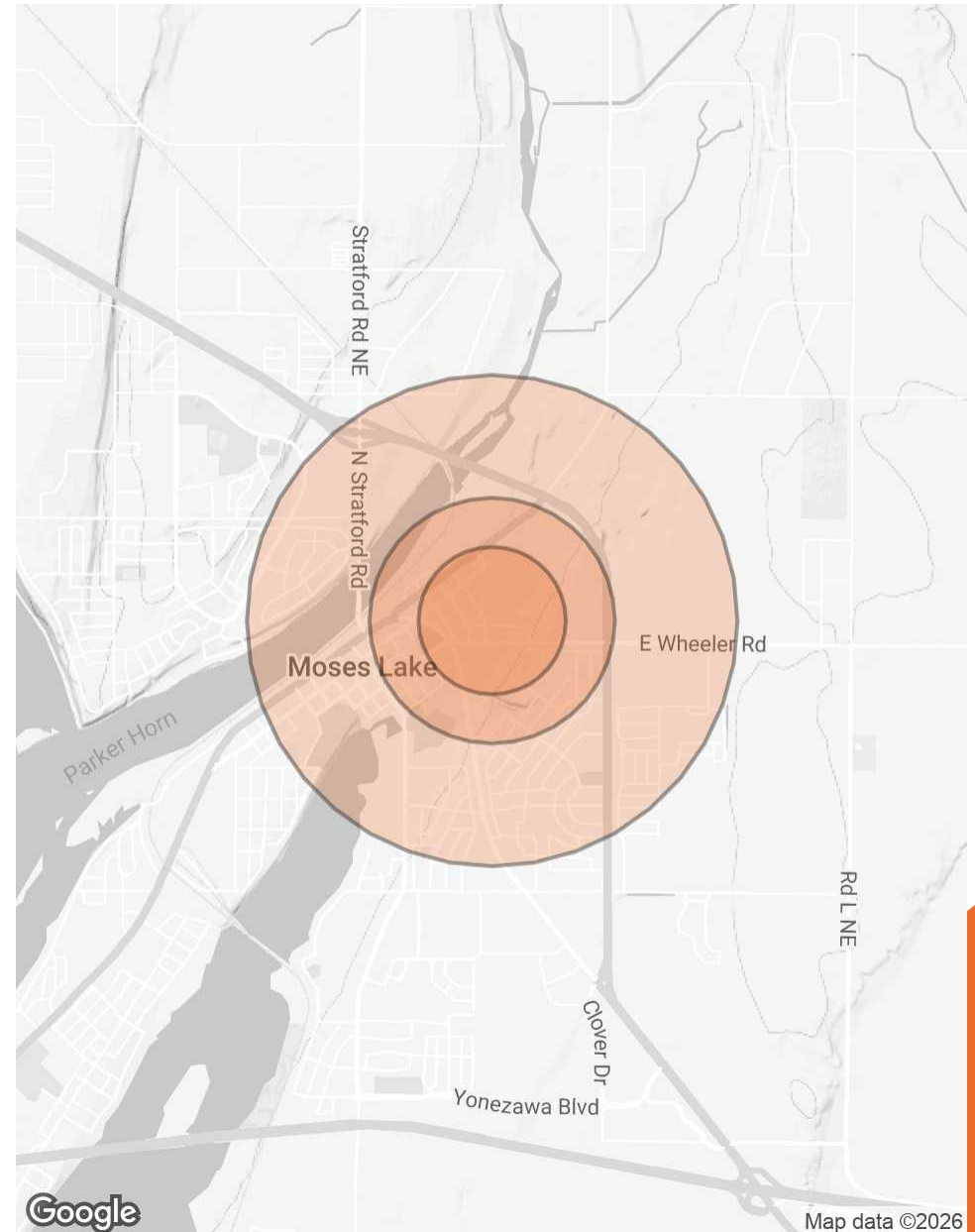


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	309	1,439	6,749
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	36	36	36
AVERAGE AGE (FEMALE)	39	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	131	609	2,657
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$58,872	\$60,023	\$81,714
AVERAGE HOUSE VALUE	\$326,634	\$330,562	\$350,403

2020 American Community Survey (ACS)



ADVISOR BIO



MATTHEW BYRD

Senior Advisor

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WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader's Club
Spokane Association of Realtors
CCIM Candidate

SVN | Cornerstone

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