

YACOLT TRADING POST

Offered For Sale

315 & 415 N Amboy Ave. Yacolt, WA 98675



All Tenants with Term Leases
Financials Available to Qualified Prospects

Convenient Neighborhood Center

Kelly D. Shea

2017 Top Producer

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See Kelly's Listings >



JENKINS & ASSOCIATES



300 W 15th St., Ste 201
Vancouver, WA 98660

Property Information

- **3.07 AC**
- **2 Buildings**
- **16,688 SF Total (in 2 Buildings)**
- **Ample Parking**
- **Storage Areas**
- **Paved/Graveled Back Yard Area or Deliveries**
- **Located on Main St Corner - Amboy Ave**
- **Financials are Available to Qualified Prospects**

Including 8 Income Spaces:

Trading Post Grocery & Convenience

US Bank

Backroads Food & Spirits- Resaurant/ Tavern

2 Non-Specific Spaces

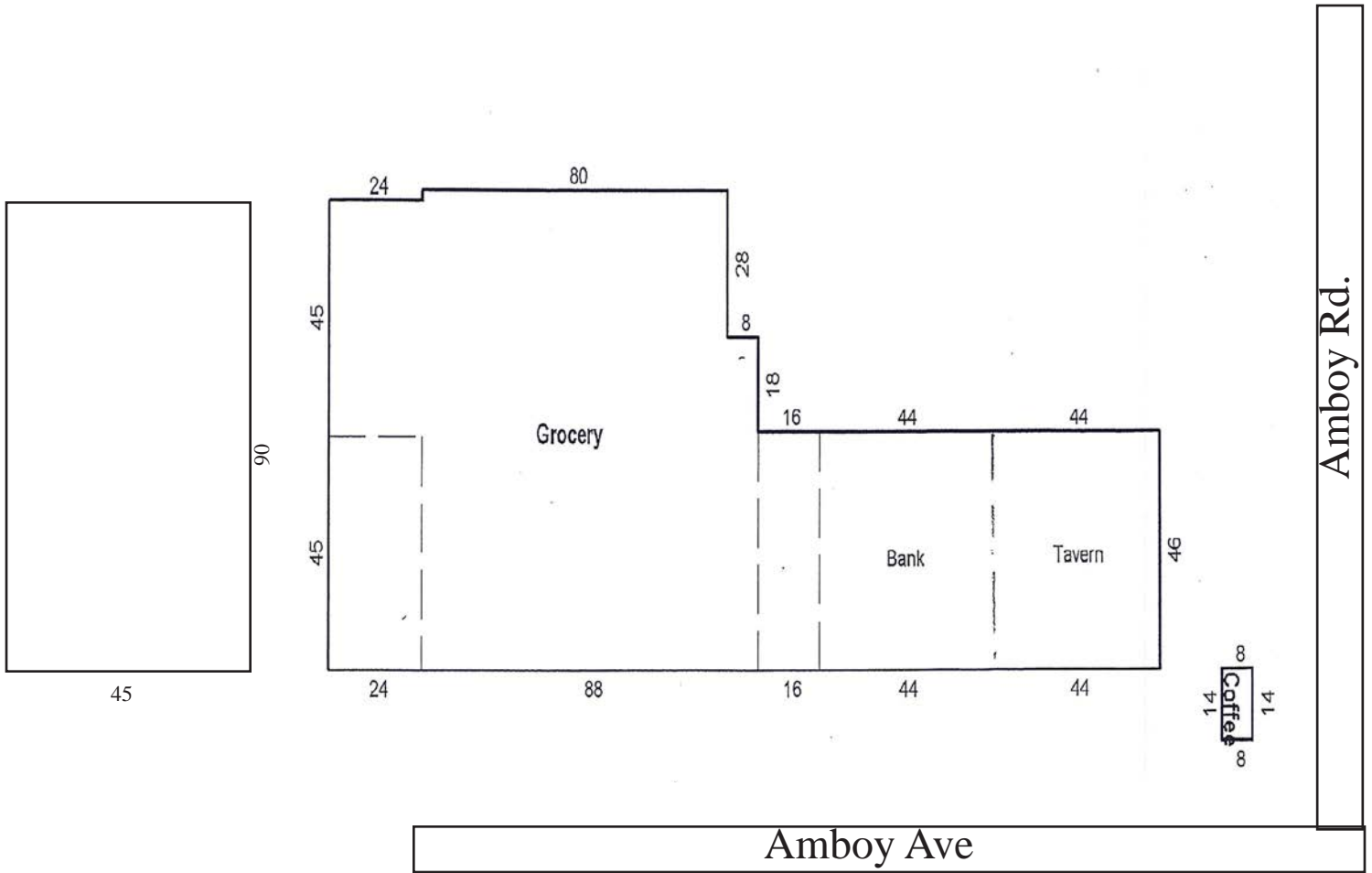
Arrow Head Coffee - Drive-thru Stand Location

Stand Alone Bldg 1,872 SF - Available

Cell Tower - Cingular Wireless (long term lease)



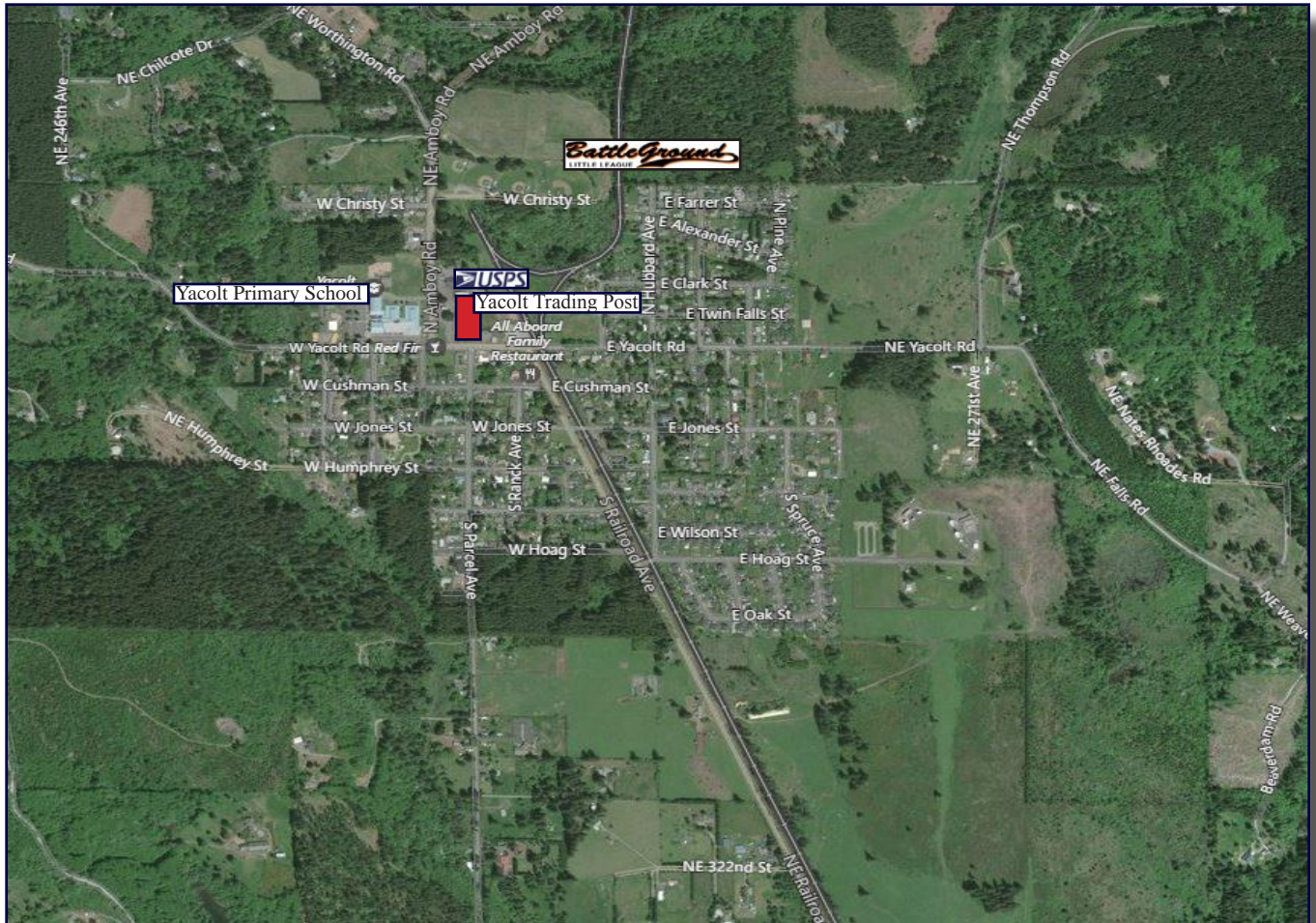
Building Footprint



Main Building 14,816+/-SF

Stand Alone Building to North 1,872+/- SF

Property Highlights



YACOLT TRADING POST

Located on the corner of Amboy Ave & Amboy Rd., main crossroads in Yacolt, Yacolt Primary School is directly across Amboy Ave, the USPS is directly to the North, next to the plaza and the winning Battle Ground Little League has their ball fields one block North. The area is growing as another 'off the path and fast pace' quiet place to live and a community with that small town atmosphere. New homes are popping up and new businesses are seeing the opportunity of a healthy market for growth.

This is an opportunity for an investment *and* in the future of Yacolt!

Yacolt Area Demographics

Demographics Report

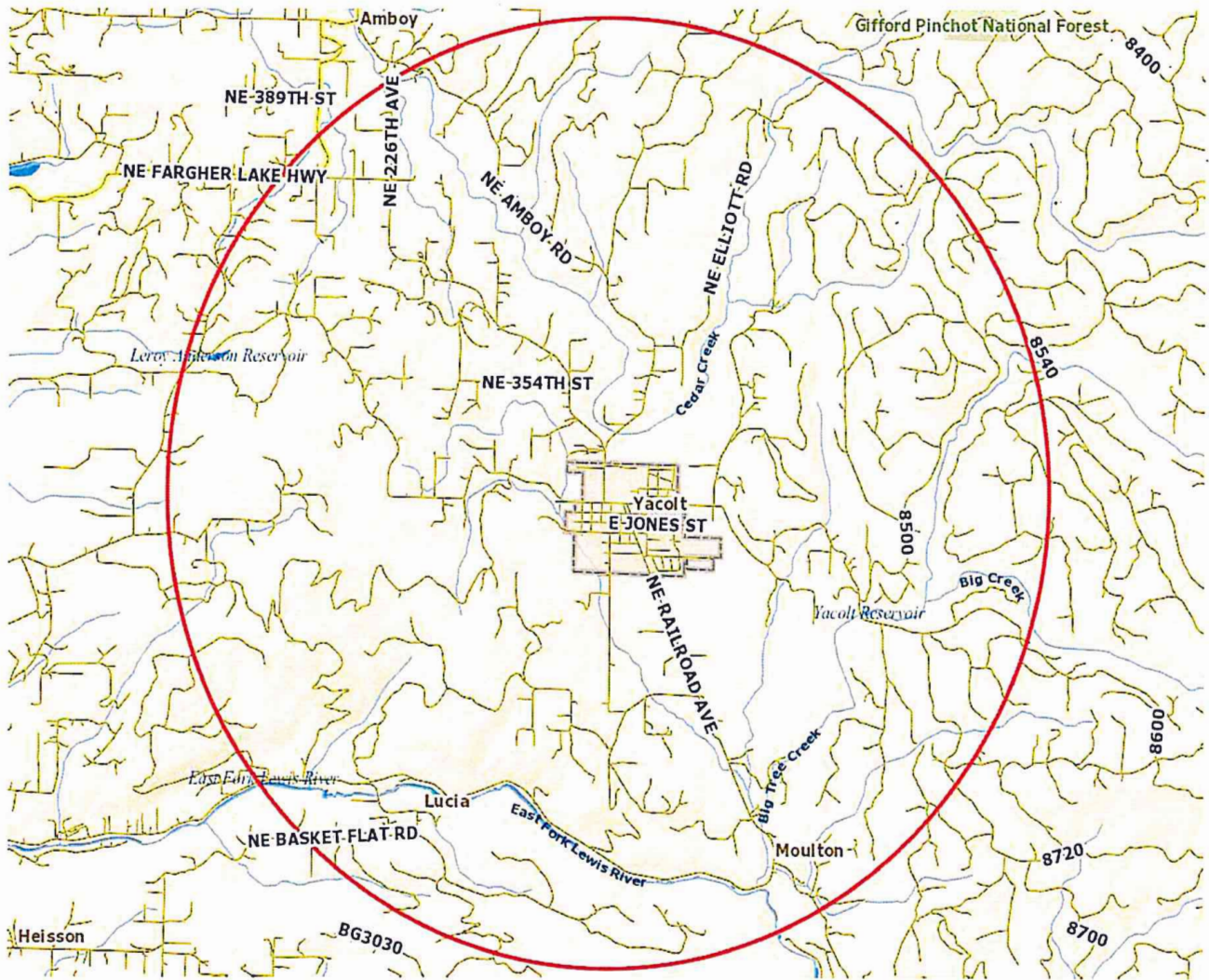
Clark County

Subject Parcel

Site Address: 315 N Amboy Ave Yacolt WA 98675
Parcel ID: 064538000

Report Details

Query Distance From Parcel: 3 miles
Census Blocks In Query: 139

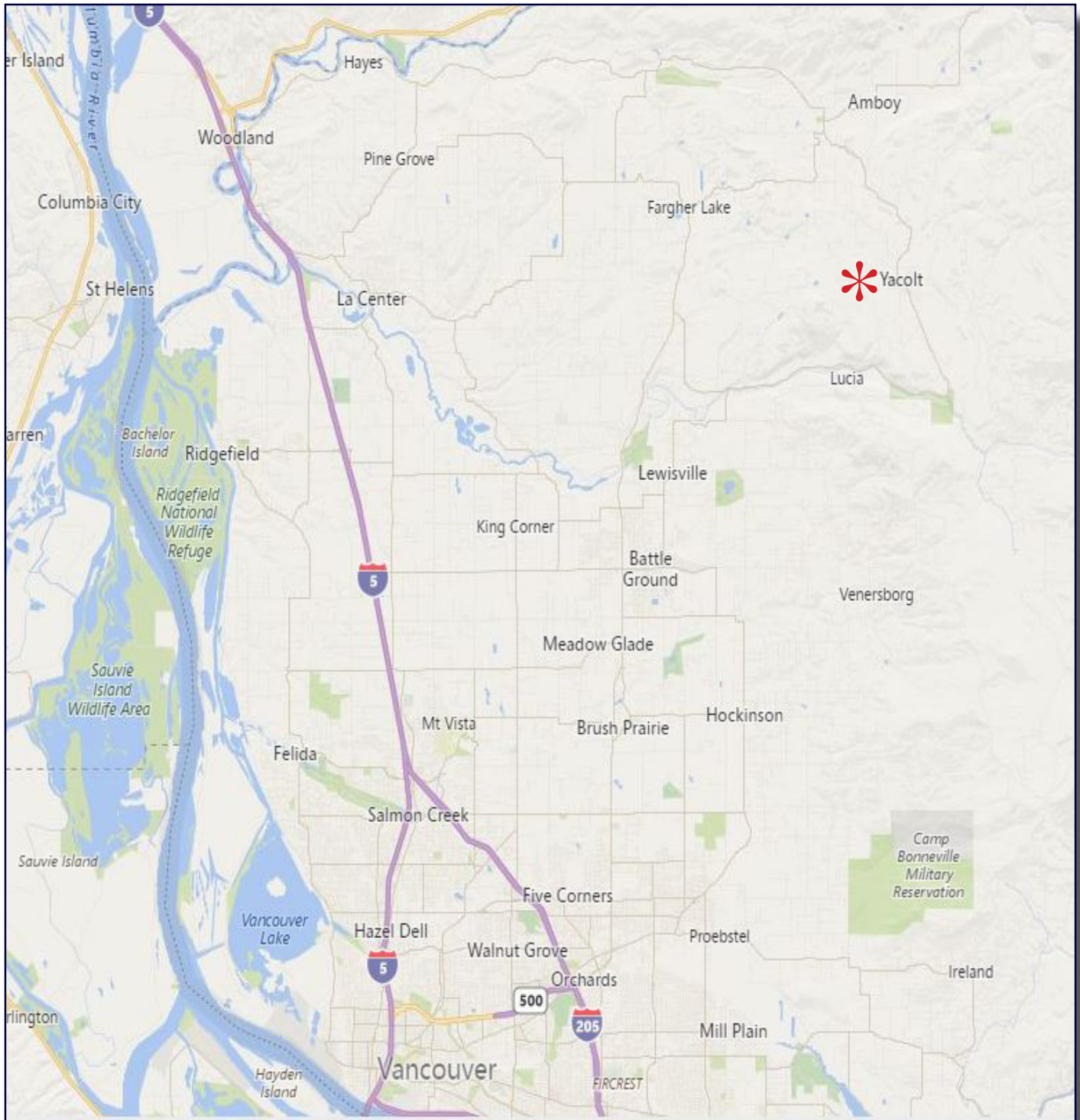


3 Mile Radius:

Population 6,668

Total Households 1,635

Regional Hwys Map



Yacolt to >

Vancouver 31 Miles ~ Portland 38 Miles ~ Seattle 170 Miles

32 Miles to Portland Int Airport via Hwy 503 & I-205