

FOR SALE

PROFESSIONAL OFFICE/MEDICAL/SERVICE PROPERTY

11714 NE Crestwood Dr | Vancouver, WA 98684



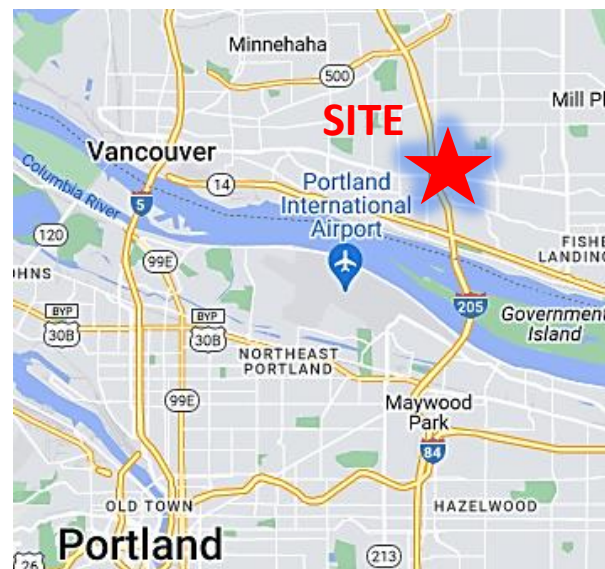
900 Washington St, Suite 850, Vancouver, WA
360.750.5595 | www.fg-cre.com

EXCEPTIONAL OWNER-USER OPPORTUNITY!



PROPERTY HIGHLIGHTS

- Perfect for an Owner/User wanting to be near all essential services including restaurants, retail, Starbucks, medical facilities, health club, and mass transit
- Minutes to I-205 and HWY 14 access
- Building: 1,868 square feet
- Six (6) on-site parking stalls
- A second entry can create an additional leasable suite if desired
- Land: .17 Ac (7,405 SF)
- Zoning: Community Commercial (CC) allowing a broad range of uses
- Built in 1969, renovated in 2018
- Price: \$589,000



FOR MORE INFORMATION:

Doug Bartocci, CCIM
360.597.0575 | dbartocci@fg-cre.com

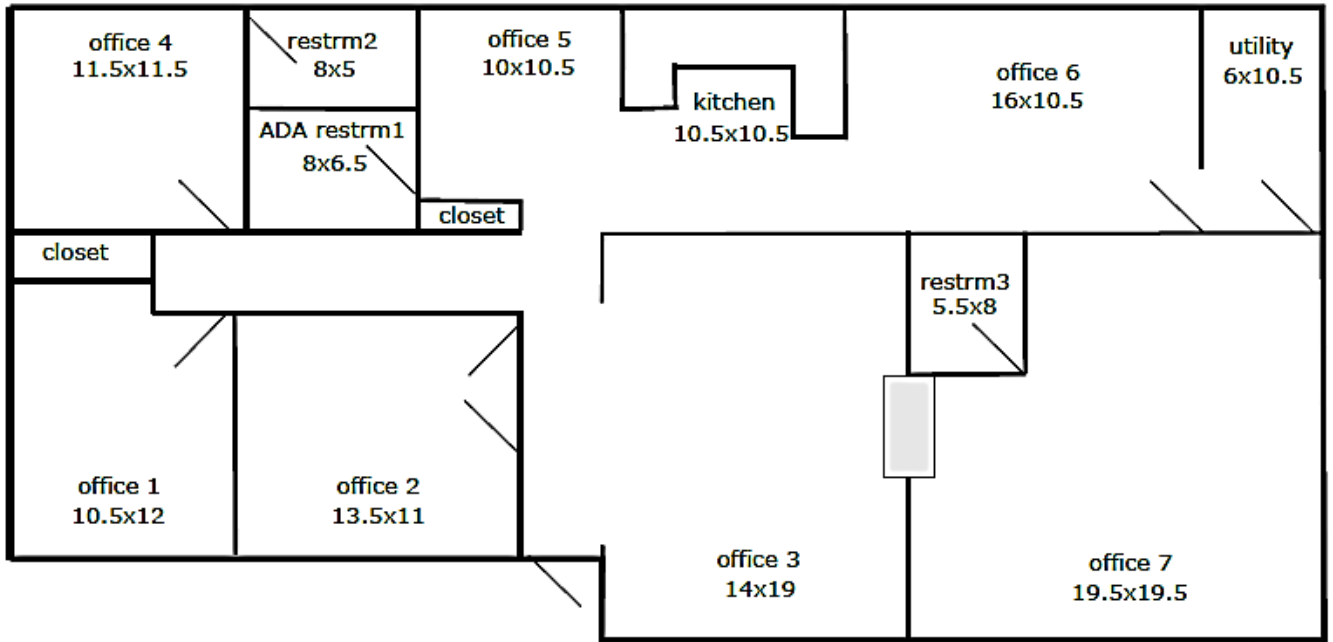
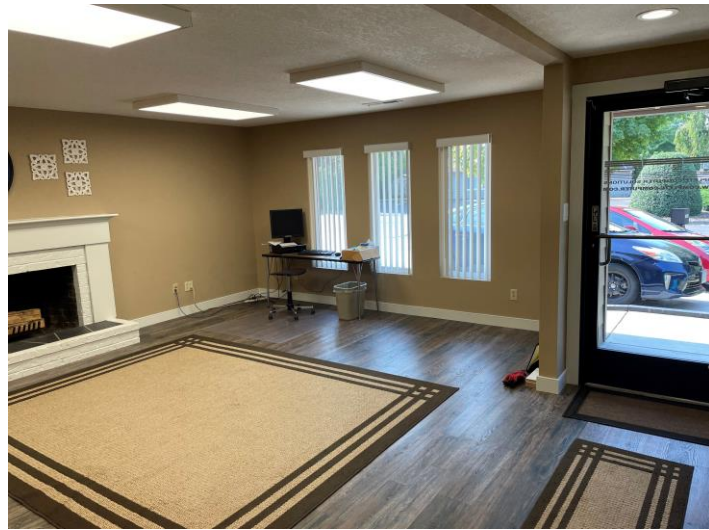
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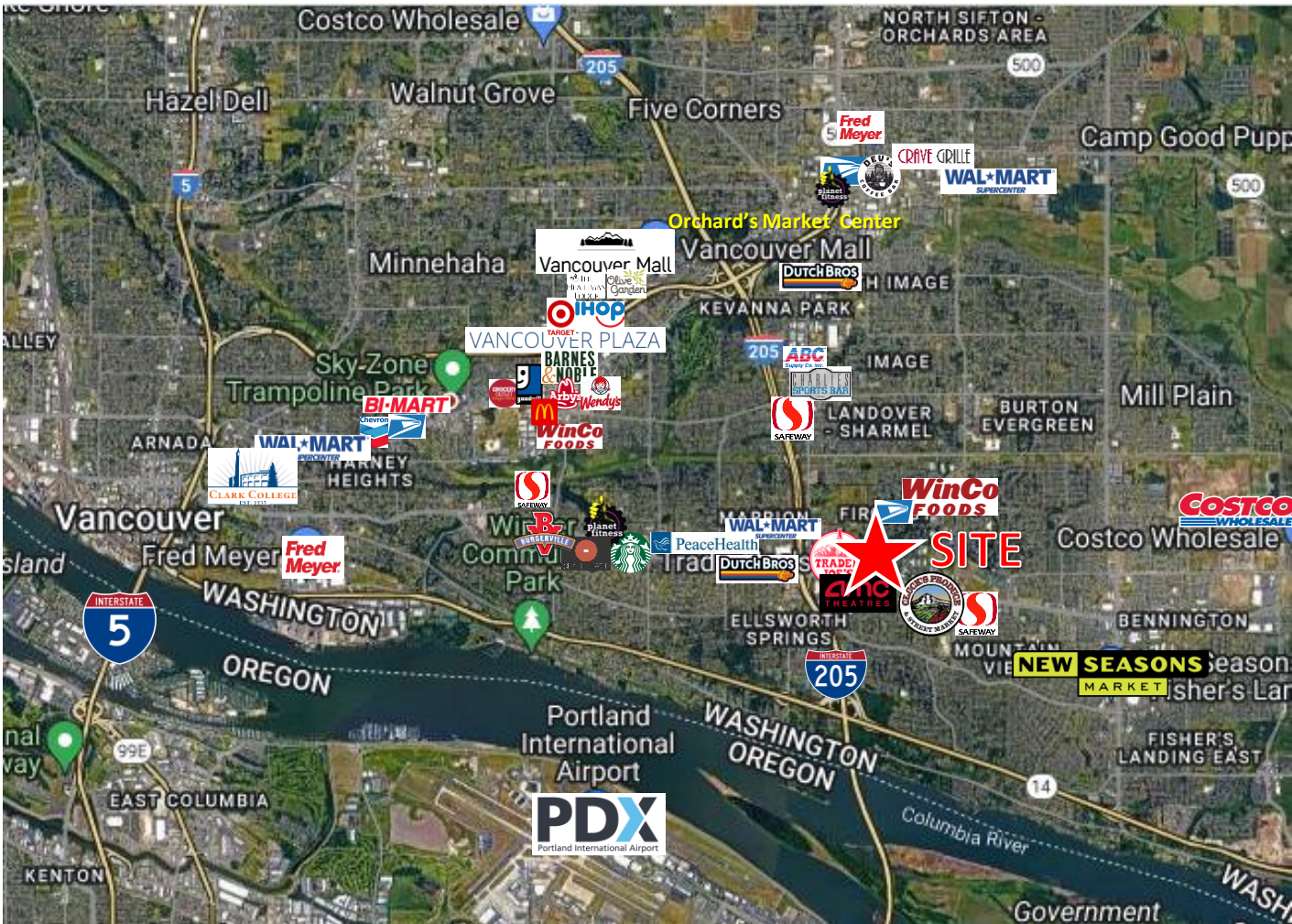


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2023 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Est. Population	18,730	117,837	255,082
2028 Projected Population	19,962	123,649	266,605
Est. Average Household Income	\$79,538	\$90,155	\$91,174
Est. Total Businesses	1,318	5,822	11,746
Est. Total Employees	8,284	44,801	109,785

Average Daily Traffic

- SE Mill Plain Blvd @ NE 117th Ave W – 46,424
- NE 117th Ave @ NE 1st St N – 2,511
- SE Mill Plain Blvd @ NE 116th Ave E – 41,928



This statement with the information it contains is given with the understanding that all the negotiations relating to the purchase, rental or leasing of the property described above shall be conducted through this office. The above information, while not guaranteed, has been secured from sources we believe to be reliable.