

# FOR SALE | ZONED DOWNTOWN COMMERCIAL



*Stand Alone Bldg- 1,600 SF on .16 AC - Downtown Commercial Zoning*

315 N Parkway Ave. Battle Ground, WA 98604

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**\$320,000**



**MAJ COMMERCIAL**  
REAL ESTATE

WHILE THE INFORMATION PROVIDED IS NOT GURARANTEED IT HAS BEEN OBTAINED FROM SOURCES WE DEEM RELIABLE.

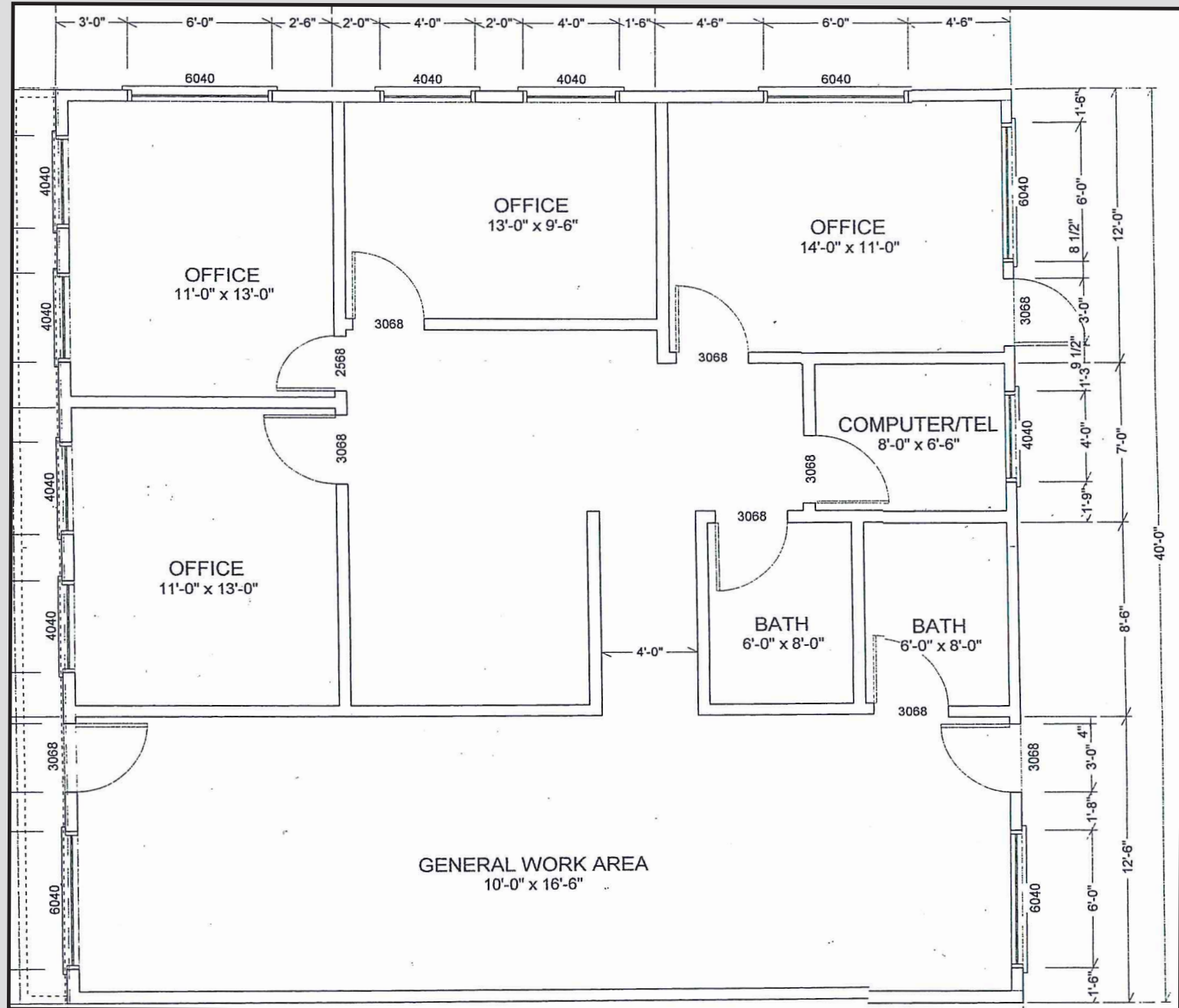


# *Downtown Commerical*

- **1,600 SF Stand Alone Building**
- **.16 AC**
- **7 Dedicated, On-Site, Paved Parking Spaces, 1 ADA**
- **Zoned Downtown Commercial- DC/ C-1**
- **4 Large Offices, Reception/ Work Area, IT Server Room**
- **2 Restrooms, Kitchen Area/ Common Area**
- **Public Utilities**
- **Located in a Comfortable, Accessible Area of Battle Ground**

# Floor Plan with Many Possibilities...

< Parkway Ave >



< Parking Area >



# Bldg Photos





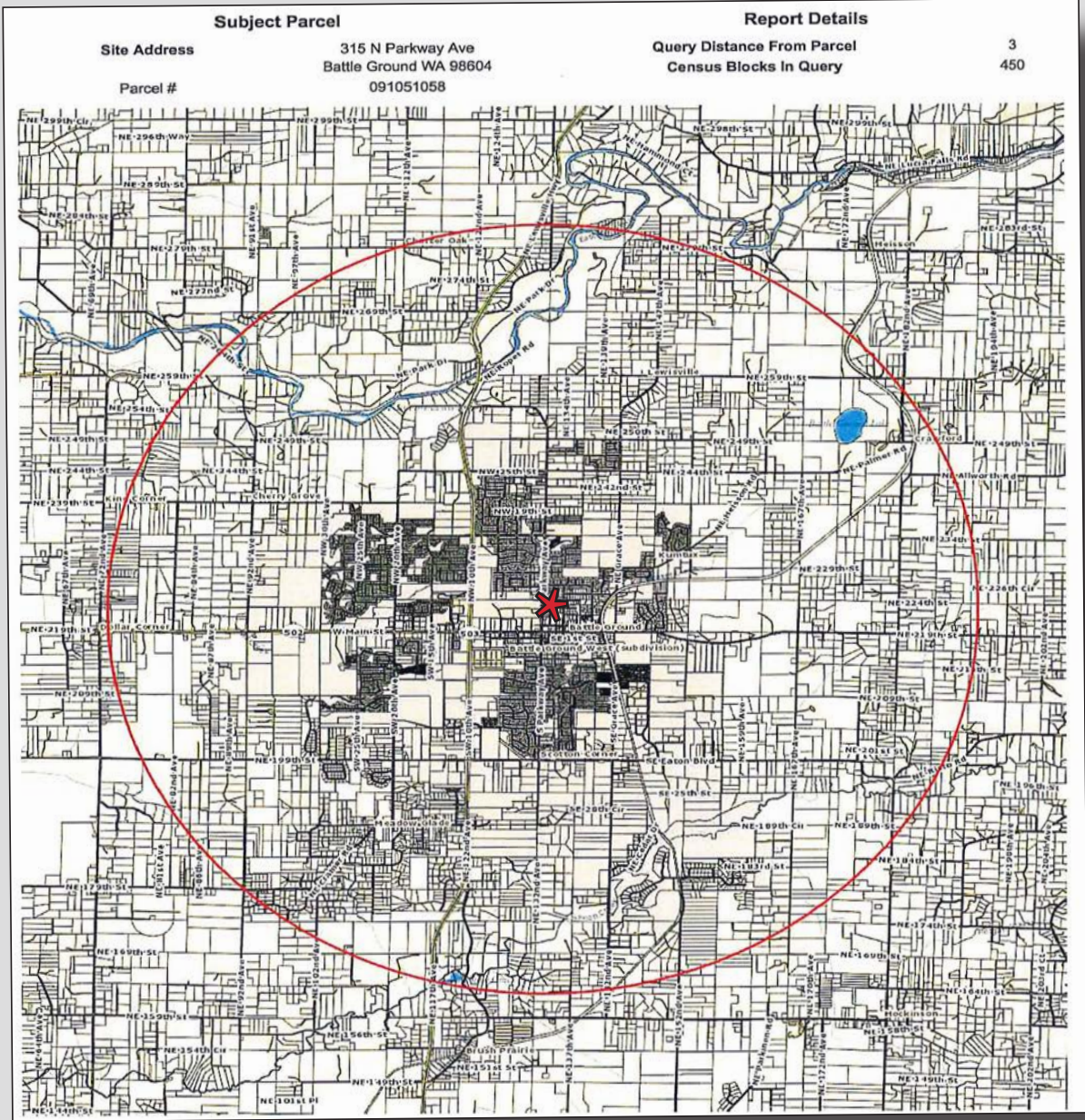
# Bldg Photos/ Interior





# Demographics

Population 3 Mile Radius: 28,199  
Homes/ Owner Occupied: 9,172  
  
(Area Encompasses City of Battle Ground and Surrounding Area)





# Area Hwys & Building Location

