

# DEVELOPMENT READY PAD SITE OFF FOURTH PLAIN

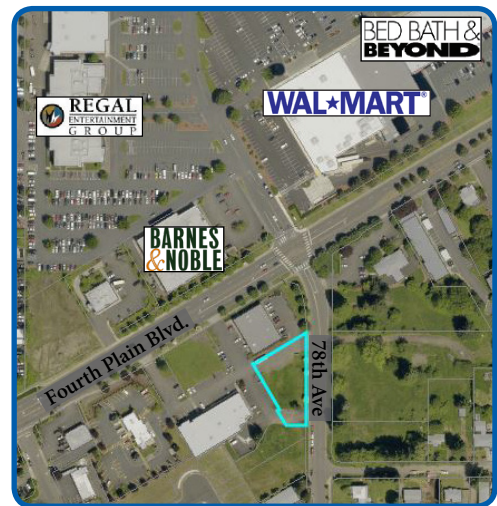
3300 NE 78TH AVE | VANCOUVER, WASHINGTON 98662



**FOR SALE**

Price: **\$170,000**  
Zoning: **CC - Community Commercial**  
Lot Size: **.41 acres**

Ready for development - This studied 17,860 SF/.41 acre pad site is located off Fourth Plain Blvd. & 78th Ave., just east of Rhoda Paint & south of Firestone Tires, in an established retail center across Fourth Plain from Barnes & Noble. Highly driven & populated area. Zoned Community Commercial which accommodates retail/office. Build up to 5,000 SF. Possible drive-thru. City of Vancouver Jurisdiction. Reports/drawings on file for 3,400 SF office.



### FOR MORE DETAILS CONTACT:

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