



FOR SALE | \$14.00 PER SqFt | ZONED REGIONAL COMMERCIAL



2.16 +/- ACRES @ \$1,317,000.00

17702 NE 122ND AVENUE | BATTLE GROUND, WA 98604

THE POTENTIAL

- Approved for Two 1+ Acre Sites "A" & "B"
Price of Smaller Lots Based on SqFt Purchased
- Drive - Thru's Allowed
- Perfect for Fast Food & Convenience Uses
- "Going Home" Side of SR-503
- Great Exposure to Traffic

PROPERTY INFORMATION

- 2.16 +/- Total Acres Available
- Signalized Corner Intersection
- 615 +/- Frontage Feet on SR-503
- Ingress & Egress Off NE 122ND Avenue
- Inside Battle Ground City Limits
- SR-503 is Major North - South Arterial Connection Battle ground and Vancouver

REGIONAL COMMERCIAL (RC) CLARK COUNTY

Intended to Provide Commercial Development Opportunities to Serve the Entire City and Surrounding Areas. Allows Wide Variety of Uses Including:
Retail, Medical, Microbrewery, Restaurants & Bars, Auto Services, Office, Day Care & More...

Parcel #'s 195261-000 & 195264-000

City Water

Private Septic Needed

STEVE MACK

Investment Properties

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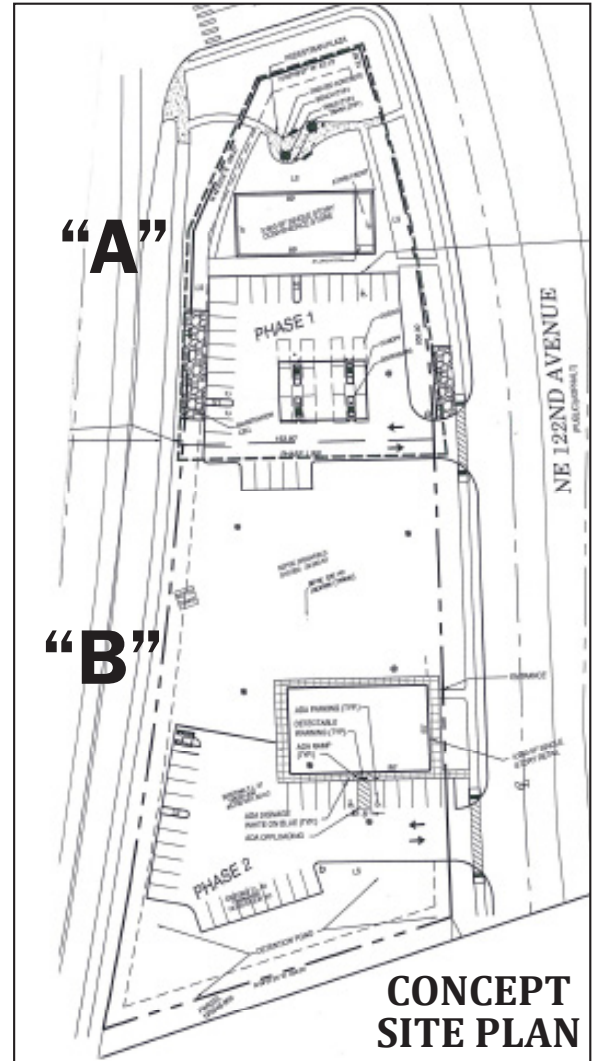
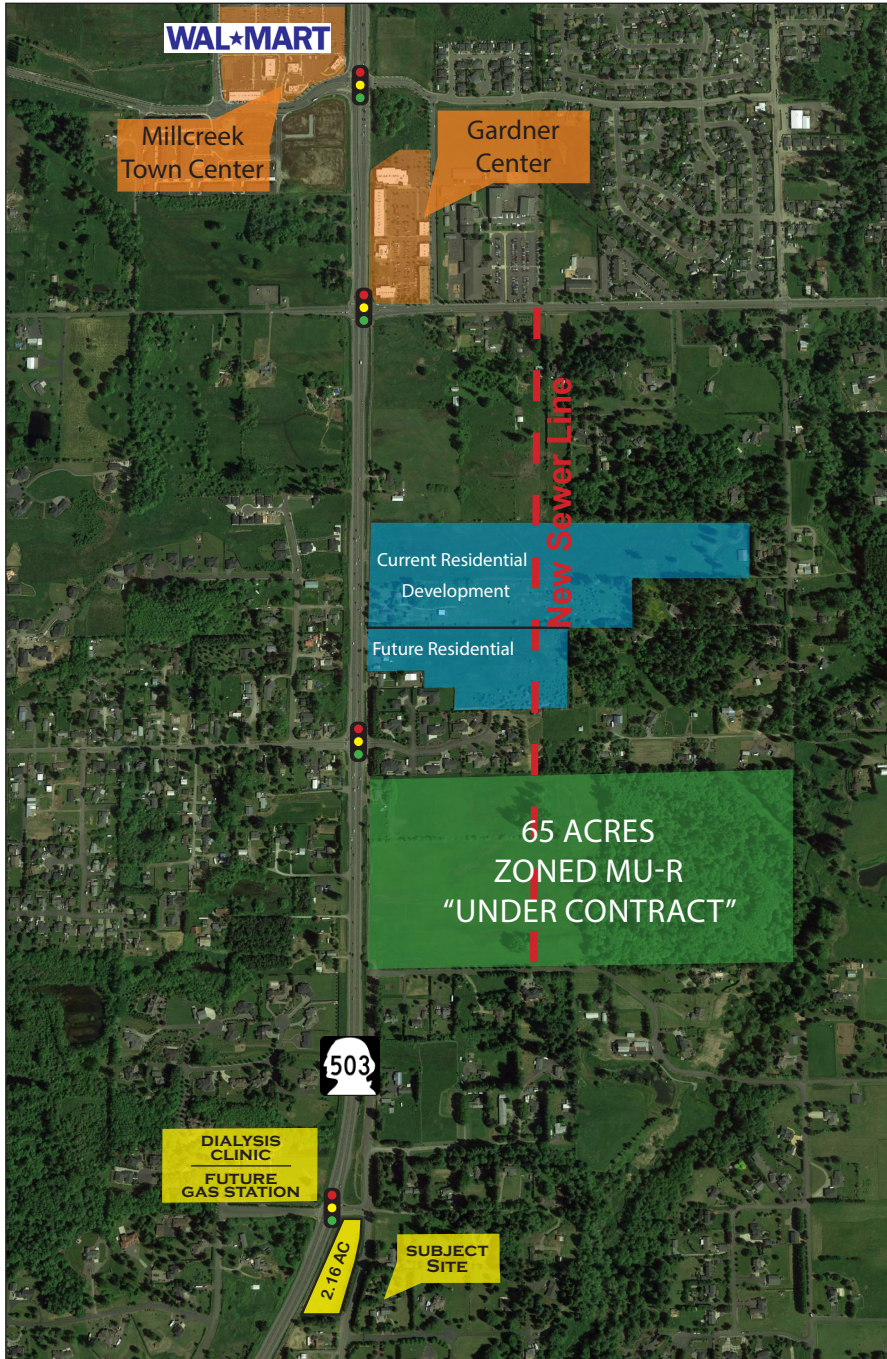
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ZONED REGIONAL COMMERCIAL (RC)

* SITE CAN BE DIVIDED INTO TWO 1+ ACRE LOTS - "A" AND "B"



IDEALLY LOCATED ON SR - 503
IN BATTLE GROUND CITY LIMITS
"PATH OF PROGRESS" SITE
SIGNALIZED INTERSECTION
TRAFFIC COUNT: 29,000 +/- VPD

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