

# 212 NE 4<sup>TH</sup> AVENUE, CAMAS, WASHINGTON



Downtown Camas is recognized as the cultural and financial anchor of a well-balanced, thriving community. It is the central gathering place and the heart of Camas. The subject property is located within a mix of small town charm, community activities and home to Camas' largest employer, Georgia Pacific, with over 1,200 employees. Historically significant buildings have been faithfully preserved or artfully renovated for new uses including boutique businesses, restaurants and The Liberty Theatre. The tree-lined streets and sidewalks in downtown Camas are visually appealing and pedestrian friendly. The population within the City of Camas is 12,534 with strong residential neighborhoods surrounding the subject property.



**Building:** 4,720 square feet

**Parcel Size:** 10,000 square feet

**5 Suites** (1 vacancy) with common corridor

**Parking Lot** in rear of building

**Zoning:** Downtown Commercial (DC)

**Year Built:** 1935/Renovation in 2008  
(\$162,000)

**Roof:** Updated in 2012 – 10 year warranty

**Sales Price:** \$499,000.00

**For More Information, Contact:**

**DEBORAH EWING**  
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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.

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