

FOR SALE | COMMERCIAL - HWY 503 FRONTAGE

HWY 503 & SW 40th St. Battle Ground, WA



2.4+/- AC Buildable Ground - Regional Commercial Zoned - Purchase 1 Lot or Both
.73 AC \$397,500 1.67 AC \$910,000

Kelly Shea Broker
Commercial/ Industrial Specialist
360.823.5110 Office
360.921.3710 Cell
Kelly@SheaCRE.com

2.4 AC Offered at
\$1,307,500



MAJ COMMERCIAL
REAL ESTATE

Camellia Commercial Center

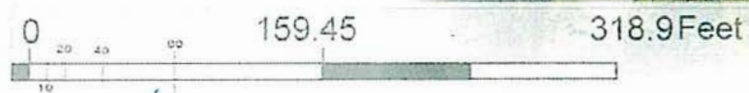
- **2.4+/- AC Buildable, Purchase 1 or Both Lots**
- **Hwy 503 Frontage at Intersection, 30,000+ ADVehicle**
- **Lots 26 & 27, 1.67 AC & Lot 28, .73 AC (Buildable AC)**
- **Zoned Regional Commercial- RC**
- **Shovel Ready**
- **Infrastructure - Curb Cuts & Major Streets are In**
- **Public Utilities to Site - Sewer, Water, Power**
- **Setting Provides Ample Parking**
- **Storm Water is Located off Property and Done**
- **Located at a Major Intersection- Lights, Sidewalks**
- **A Very 'Northwest' Layout & Site Design**
- **Ready to Go - Now!**

A Proposed Site Plan, of Many Possibilities...

With **Regional Commercial Zoning:**
Building & Business Possibilities are Wide:

- Medical Offices
 - Gas Station/ Mini-Mart
 - Veterinary Office
 - Medical Care Facility
 - Restaurant
 - Retail
 - Professional Offices
- Or... Your Imagination

BUILDING KEY	
A	160' x 80' 12,800 sf (existing)
B	195' x 90' 35,000 sf (2 story)
C	50' x 80' 4,000 sf

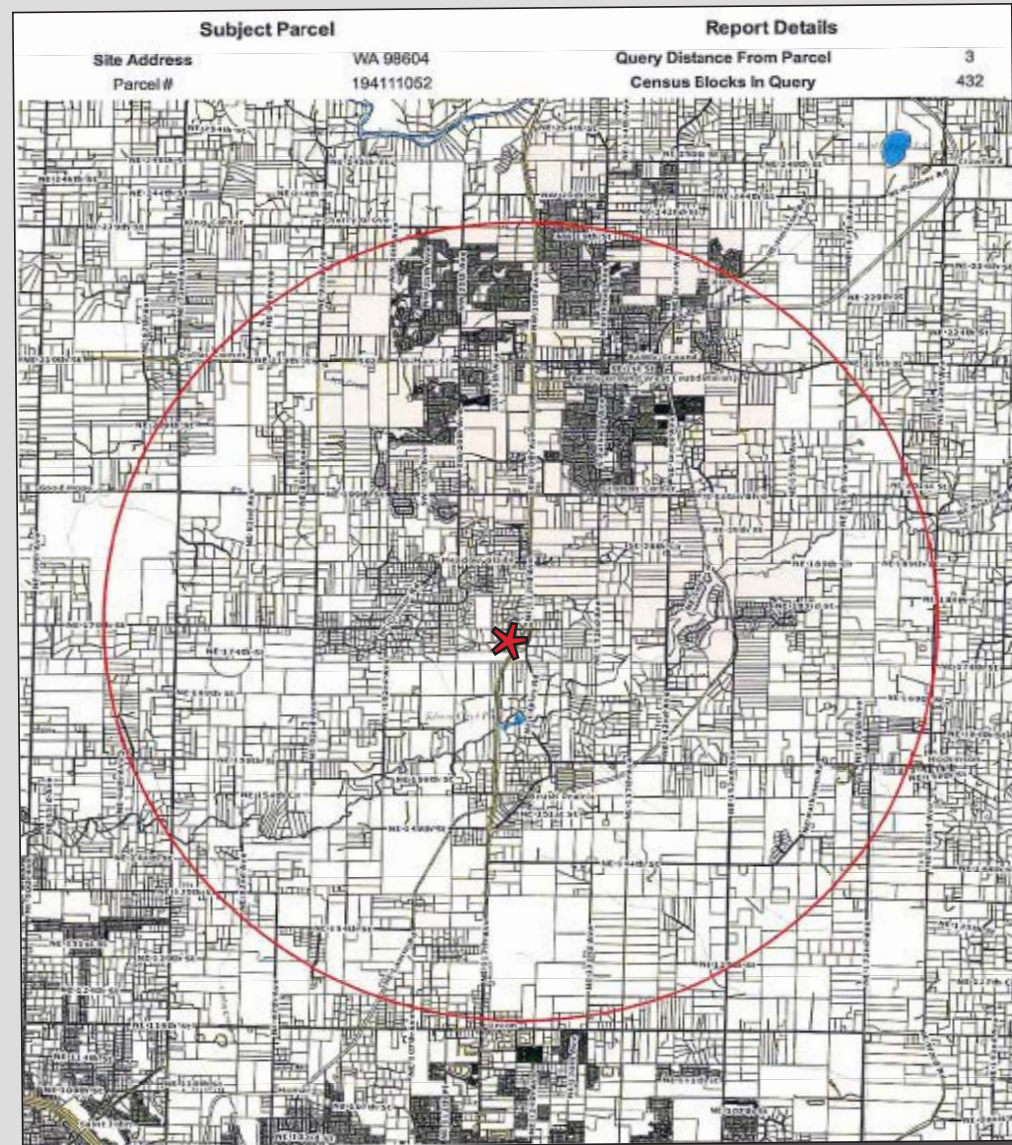


 **ACHEN DEVELOPMENT, LLC**
INDUSTRIAL/COMMERCIAL/RESIDENTIAL
Tel 360 637-2058 email achendev@fresnik.com

Demographics

Population 3 Mile Radius: 27,978
Homes/ Owner Occupied: 9,133

(Area Encompasses Most of Battle
Ground, just to Brush Prairie/ Orchards)



Area Hwys

