



SALE / LEASE

Retail Land For Sale and Warehouses

2050 BASIN ST SW

Ephrata, WA 98823

PRESENTED BY:

GUY D. BYRD

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,800,000
AVAILABLE WAREHOUSE SF:	±10,430 SF
LOT SIZE:	8.29 Acres
PRICE / ACRE:	\$217,129
PRICE / SF:	\$4.98
ZONING:	Industrial 1/Commercial 2
APN:	130508000, 130466000

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PROPERTY OVERVIEW

Ideal uses for this property:

- Farm/Building Supply Store
- Retail, Carwash, C-store
- Hotel and Restaurant

This listing is two parcels that make up a total of 8.29 acres of flat, usable and buildable land. Previously used as an industrial car wrecking/storage yard and warehouse with office space. Property has a clean Phase 1 environmental report.

There are two buildings that make up a total of ±10,430 SF. The main warehouse was built in 1954 and makes up ±5,830 SF, with three overhead doors. The second warehouse is a steel frame building with no office space was built in 1998, and makes up about ±4,600 SF, with 3 overhead doors.

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

2050 Basin St SW, Ephrata, WA 98823

APN: 130508000 & 130466000

Directly adjacent to Highway 28 in Ephrata WA.

PROPERTY HIGHLIGHTS

- Over 7 acres of surplus land, graded and graveled
- Over 10,000 SF Office/Warehouse space
- Situated with ±830 feet of frontage on Highway 28, the main arterial running through Ephrata WA
- Drive time of less than 30 minutes from Moses Lake, and less than 20 minutes from Soap Lake WA and Quincy WA
- Ideal opportunity to build with the condition of the Land and the frontage on Highway 28
- Ready to move in for a lot/land user. Equipment and/or materials storage etc.
- Owner will entertain offers to lease the property, lease rate TBD

ADDITIONAL PHOTOS



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ECONOMIC AREA MAP



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DEMOGRAPHICS MAP & REPORT

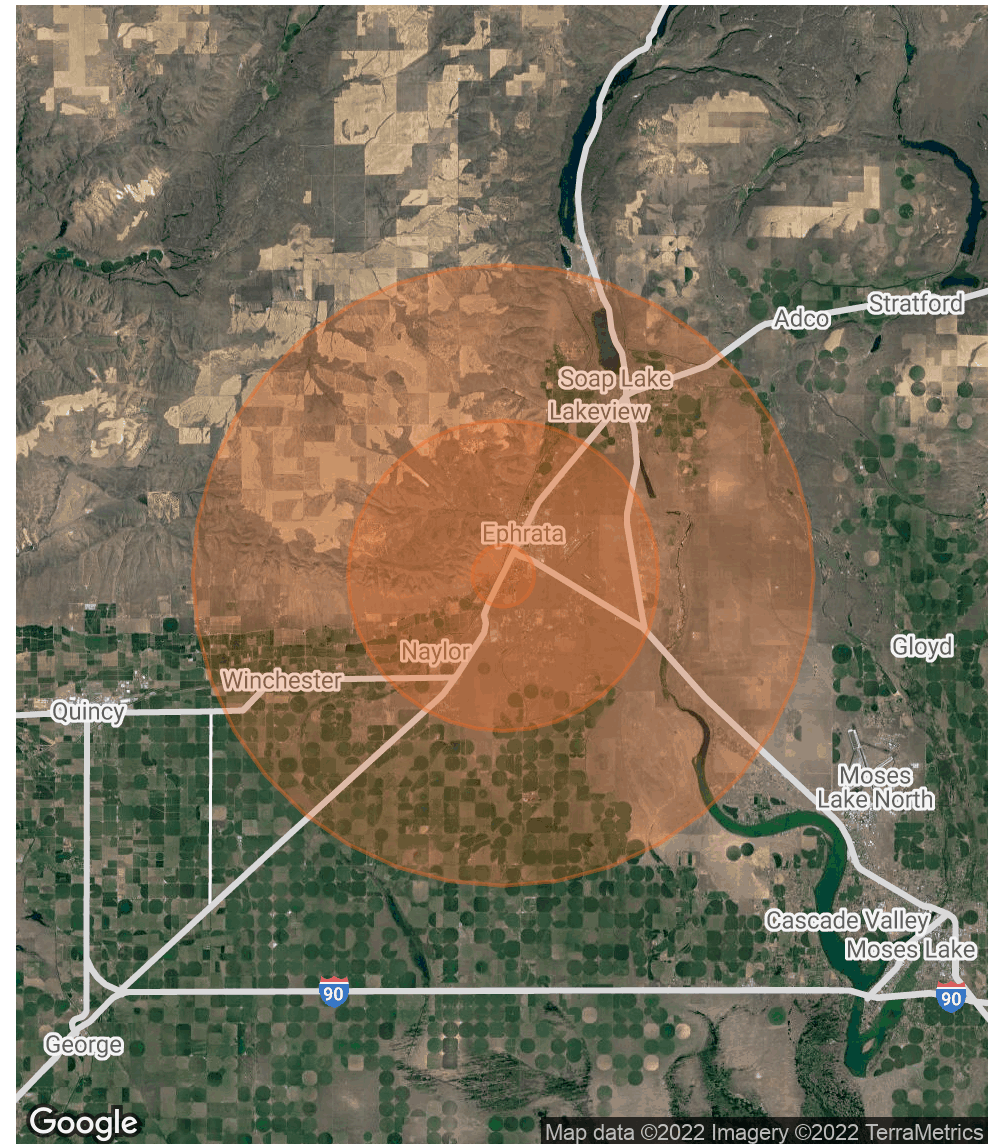
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	513	8,526	18,908
AVERAGE AGE	37.5	37.5	39.2
AVERAGE AGE (MALE)	33.1	33.3	35.9
AVERAGE AGE (FEMALE)	41.2	40.9	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	196	3,219	7,286
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$48,003	\$49,539	\$51,088
AVERAGE HOUSE VALUE	\$164,864	\$168,771	\$178,900

* Demographic data derived from 2020 ACS - US Census



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ALL ADVISOR BIOS



Guy D. Byrd

Designated Broker
SVN | Cornerstone

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. A native of Montana, Guy grew up in Western Washington and graduated from Montana State University. His 36 years in the Commercial Real Estate and industry has concentrated on the Northwest region of the United States with a primary area of focus in the retail and industrial sectors. Guy also specializes in property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

Guy is an active outdoor enthusiast who enjoys his summer lake time and an occasional round of golf. Married to Shawna Byrd since 1987, Guy and Shawna have three children.

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John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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