



# 1175 Village Way

Monroe, Washington 98272

## Property Features

- 24,525 SF on 3.29 acres
  - 11,250 SF warehouse/shop
  - 4,500 SF parts/service
  - 3,750 SF office
  - 3,375 SF body shop
  - 1,650 SF showroom
- 6 drive-in doors & 20' ceilings in shop
- 100% paved and well lit lot area
- LED lighting upgrade throughout and new 3-component silicone roof
- 2 tax parcels (contiguous)
- Well located in central Monroe - minutes from SR 522 & US 2
- Zoned MUC - Mixed Use Commercial, City of Monroe
- Sale Price: \$4,500,000
- Open Road RV will leaseback as condition of sale
- Additional 0.67 acre parcel with lease in place also available for sale



For more information:

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NAI Puget Sound Properties

600 108th Avenue NE

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For Sale

# Open Road RV Center



AVAILABLE FOR SALE  
(Currently leased by Open Road RV)

AVAILABLE FOR SALE



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600 108th Avenue NE, Suite 340  
Bellevue, WA 98004  
+1 425 586 5600  
[nai-psp.com](http://nai-psp.com)

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Industrial/Commercial for Sale

# Open Road RV Center



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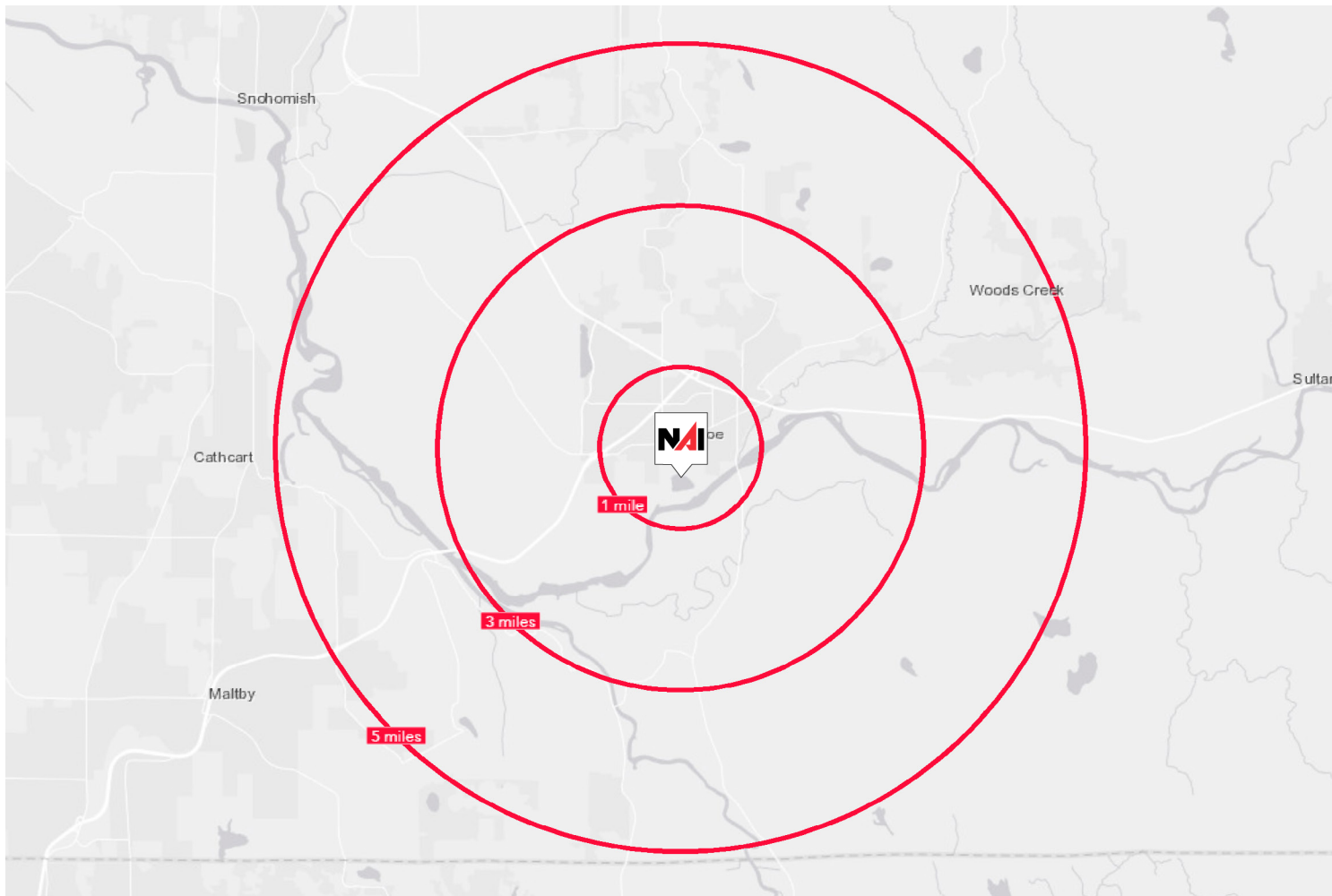
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For Sale

# Open Road RV Center



Distance	1 Mile	3 Miles	5 Miles
Total Population	11,732	22,934	36,071
Median Age	34.1	34.9	37.7
Average Household Income	\$69,209	\$90,139	\$103,583

Traffic Counts	Street	Cross-street
13,000	W Main St	Academy Way
4,959	179th Ave SE	160th St SE
5,608	179th Ave SE	158th Pl SE



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