

SALE

Two-Parcel C-G Corner on the Twin Cities Corridor

2510 & 2520 NE Kresky Ave Chehalis, WA 98532



SALE PRICE \$700,000

Josh Strok
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**COLDWELL BANKER
COMMERCIAL**
DANFORTH

SALE

TWO-PARCEL C-G CORNER ON THE TWIN CITIES CORRIDOR

2510 & 2520 NE Kresky Ave Centralia, WA 98531



PROPERTY OVERVIEW

SALE PRICE

\$700,000

LAND AREA

**±2.21 AC (±96,268 SF) - Two Adjacent
Parcels**

ZONING

**C-G General Commercial (City of
Chehalis)**

UTILITIES

**City of Chehalis water and sewer
availability to be confirmed**

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OVERVIEW

The offering consists of two adjacent vacant commercial parcels totaling ±2.21 acres at the northwest corner of NE Kresky Avenue and NE Hampe Way in north Chehalis. Zoned C-G General Commercial with frontage on two streets, the site supports retail, office, services, institutional uses, and multifamily up to 24 units per acre. Positioned on the N National Avenue / NE Kresky corridor - the primary commercial spine connecting Chehalis and Centralia - the property is one interchange east of I-5 (73,000+ ADT), near Centralia College and a ±138,000 SF retail/warehouse neighbor across NE Hampe Way. City water serves the corridor, and the Kresky frontage sits outside the mapped 100-year floodplain, with the rear of the site in the Salzer Creek floodplain fringe.

DEVELOPMENT POTENTIAL

C-G zoning sets no fixed lot-coverage maximum (CMC 17.63.020), but practical site coverage typically runs closer to ±60% once parking, and stormwater are accounted for. A 50-foot height limit and 10-foot street setback apply. The buildable envelope concentrates along the NE Kresky Ave frontage outside the mapped 100-year floodplain. Multifamily and mixed-use development up to 24 units per acre is allowed under the citywide use chart (CMC 17.78.020).

HIGHLIGHTS

- **±2.21 ACRES** across two adjacent parcels with a combined corner presence
- **CORNER LOCATION** with frontage on both NE Kresky Ave and NE Hampe Way
- **C-G ZONING** allows retail, office, institutional, and multifamily to 24 units/acre
- **ONE INTERCHANGE** off I-5 - 73,000+ vehicles per day through the corridor
- **ADJACENT** to the Kresky Ave medical-office cluster and Centralia College corridor

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DEMOGRAPHICS

38,517

POPULATION (5 MI)

\$67K

MED HH INCOME (5 MI)

14,696

HOUSEHOLDS (5 MI)



BY RING

	1 Mile	3 Miles	5 Miles
Population	606	22,384	38,517
Households	236	8,587	14,696
Med HH Income	\$87,152	\$66,456	\$66,866

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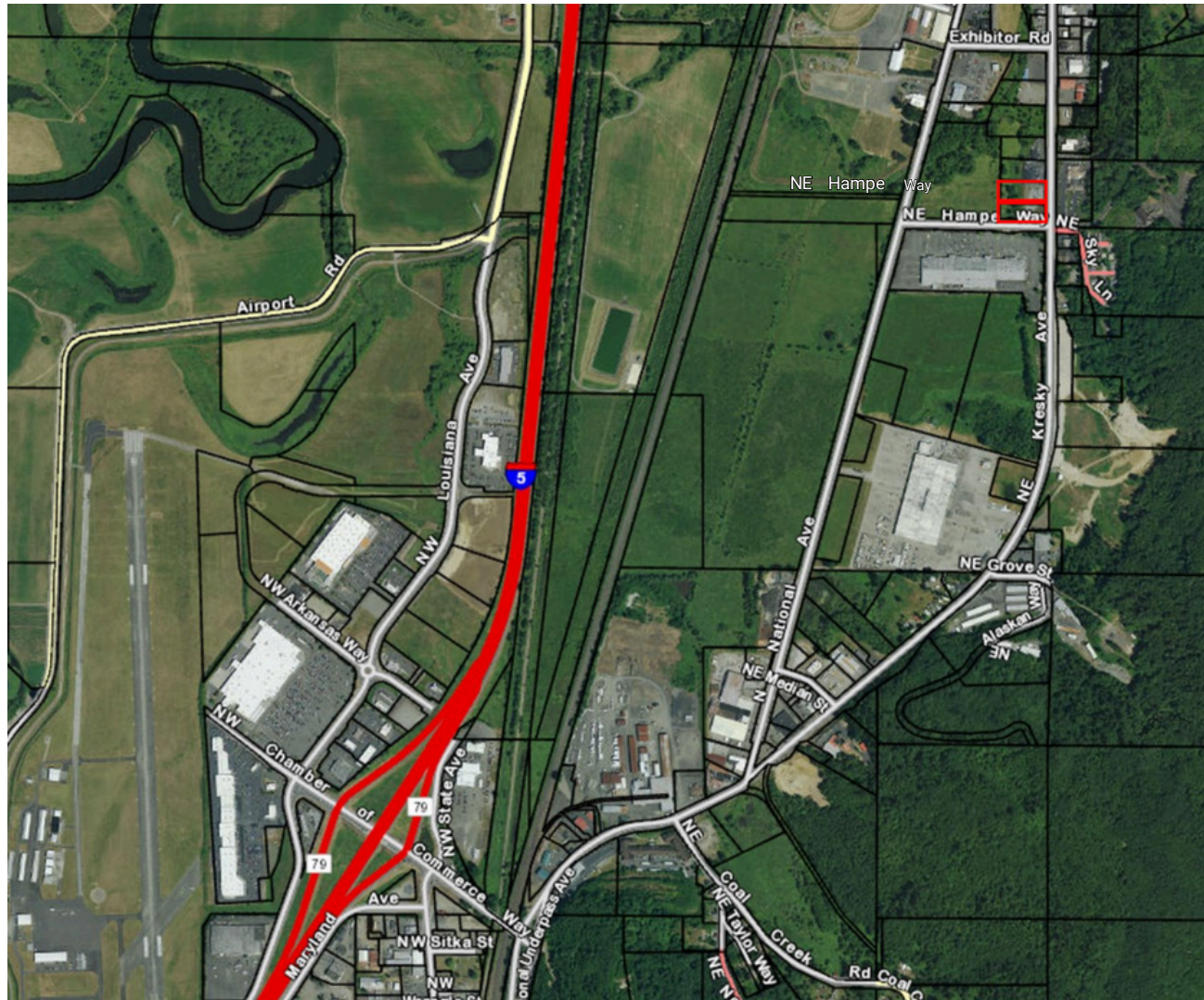


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