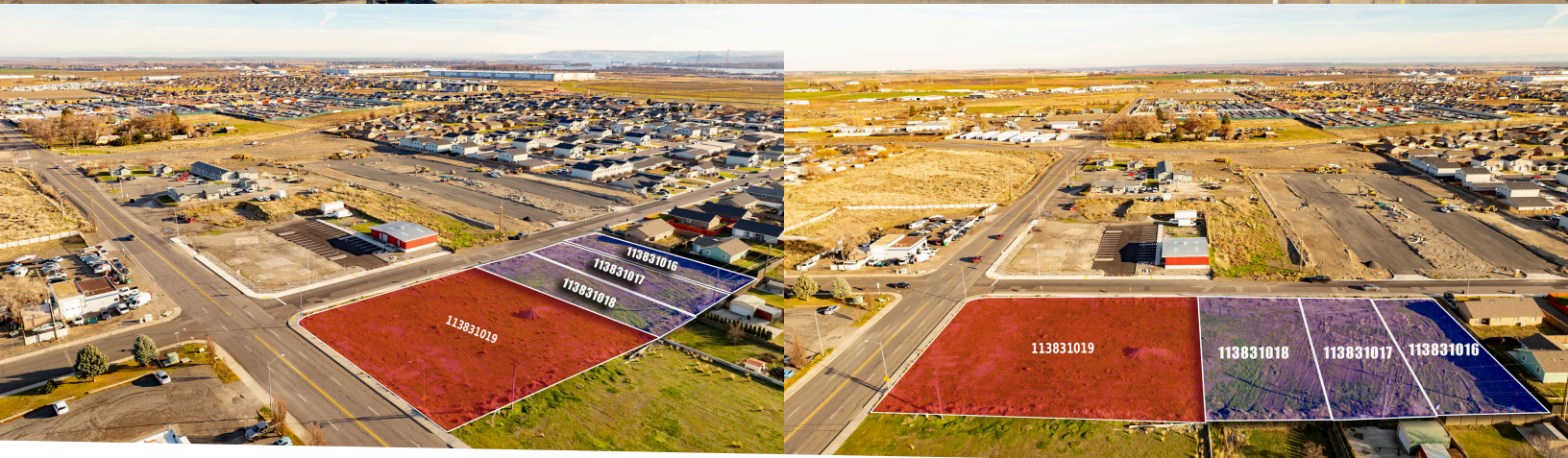


124 S Cedar Ave & NKA Lewis St, Pasco WA



\$725,000

Both listings together • ±1.54 acres • available separately

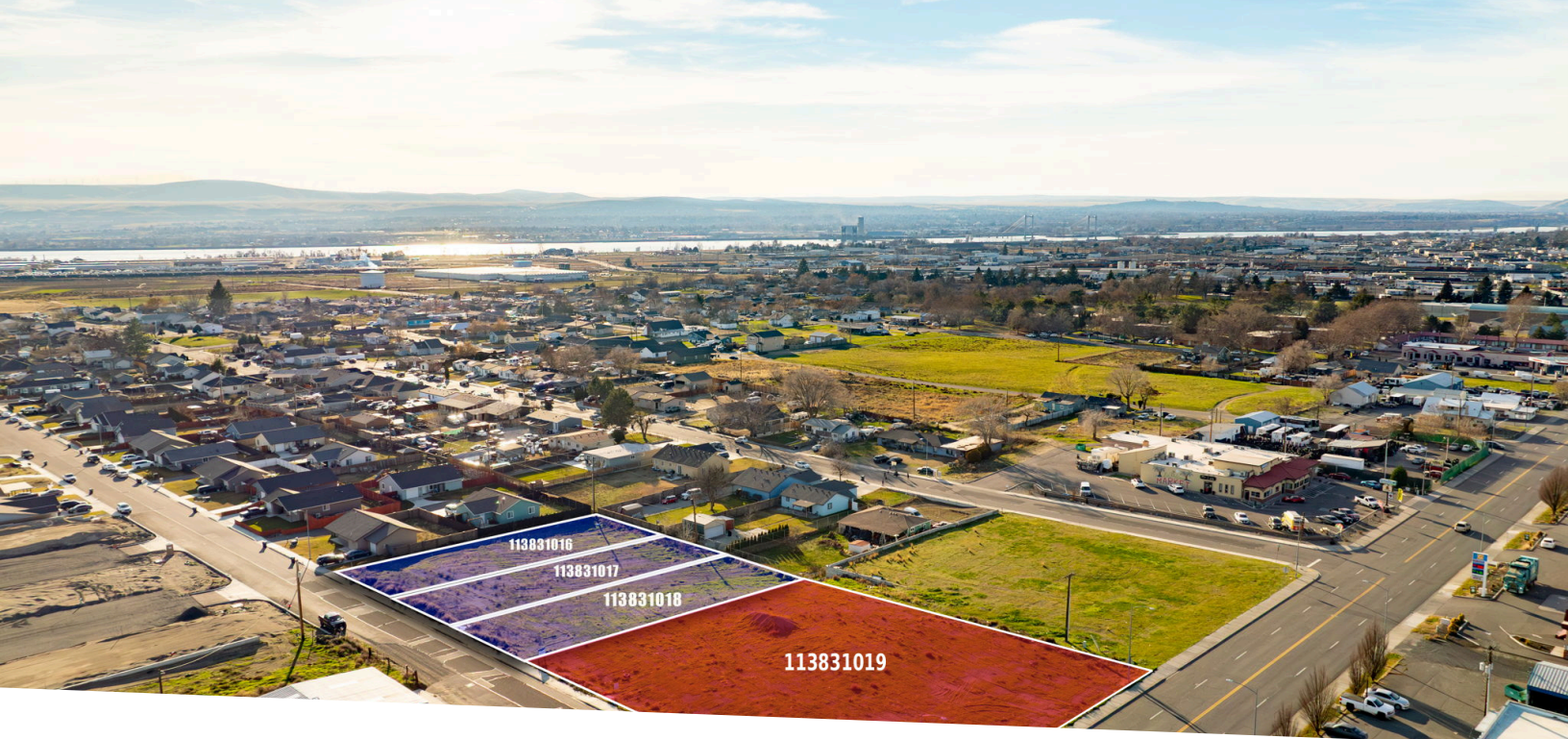
C-1 Retail Land at Lewis & Cedar

C-1 retail-zoned commercial land at the southwest corner of Lewis Street and Cedar Avenue in Pasco, offered as two adjacent listings totaling ±1.54 acres. Flexible zoning allows for a variety of neighborhood retail, office, personal service, and small mixed-use uses (buyer to verify). Centrally located near downtown Pasco, City Hall, county offices, parks, and surrounding residential neighborhoods—ideal for an owner-user or infill investor opportunity.

124, 128 & 132 S Cedar Ave | ±0.78 acres | 3 parcels | \$350,000 | MLS# 289609
NKA Lewis Street | ±0.76 acres | corner parcel | \$375,000 | MLS# 294947



MLS# 289609 & 294947



±1.54 Acres of Flexible Retail Land

- **±1.54 acres total across four parcels — 113831016, 113831017, 113831018 & 113831019**
- **Two listings — purchase together or separately**
- **124 S Cedar Ave: ±0.78 acres, three parcels — \$350,000 (MLS# 289609)**
- **NKA Lewis Street: ±0.76-acre corner parcel — \$375,000 (MLS# 294947)**
- **Zoned C-1 Retail Business District**
- **Hard corner at Lewis Street & Cedar Avenue**
- **Level, usable site ideal for development**
- **Utilities available in the street**
- **Close proximity to downtown Pasco, City Hall, county offices, and parks**
- **Surrounded by established neighborhood-serving businesses**
- **Adjacent to and supported by nearby residential neighborhoods**
- **Suitable for retail, office, service, auto-oriented, or mixed-use concepts**
- **Strong infill and owner-user opportunity**
- **ADT on adjacent Lewis Street is +/- 28k**
- **Buyer to verify zoning, utilities, and permitted uses**



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LOCATION HIGHLIGHTS