

**305 W. 1st Street,
Aberdeen, WA 98520**

\$332,500

2,655 SQ.FT. / 0.298 ACRES

FOR SALE



High-Visibility Live/Work Opportunity Near Downtown

Attractive owner financing available on this high-visibility commercial property, located 2 blocks from vibrant downtown arts & shopping district. This versatile property features functional main building with main level conference room, kitchen, office/retail spaces & detached garage. Special permitting allows upstairs residence - great for a live-work setup or expanded commercial space. Outdoors, offers a fenced double lot, ideal for garden inspired gatherings, seating or future expansion, backed by 8 parking spaces. Zoning allows for retail, office, cafe, co-op, gallery space and more.

Adjacent lot (315 W. 1st St.) available separately or bundled.



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Windermere
COMMERCIAL