

For Lease

Residential Care Facility

211 Pioneer Rd W, Long Beach, WA 98631



- Offered at \$20,000 Mth, NNN
- Former KLEAN Treatment Center
- 20,508 SF Building
- 1.97 Acres
- Previously Licensed for 50 Beds
- 3/10 Mile Walk to Beach
- Zoned R3R, City of Long Beach
- Abundant Off-Street Parking
- Fully Sprinkled

Presented By:
Craig Johnson, CCIM



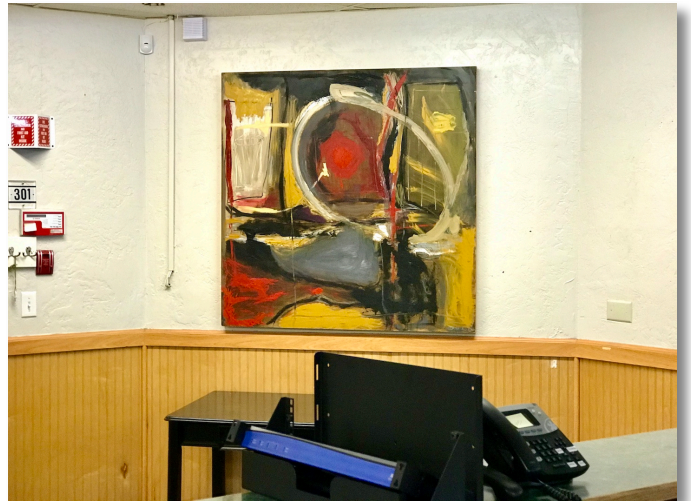
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Property Description

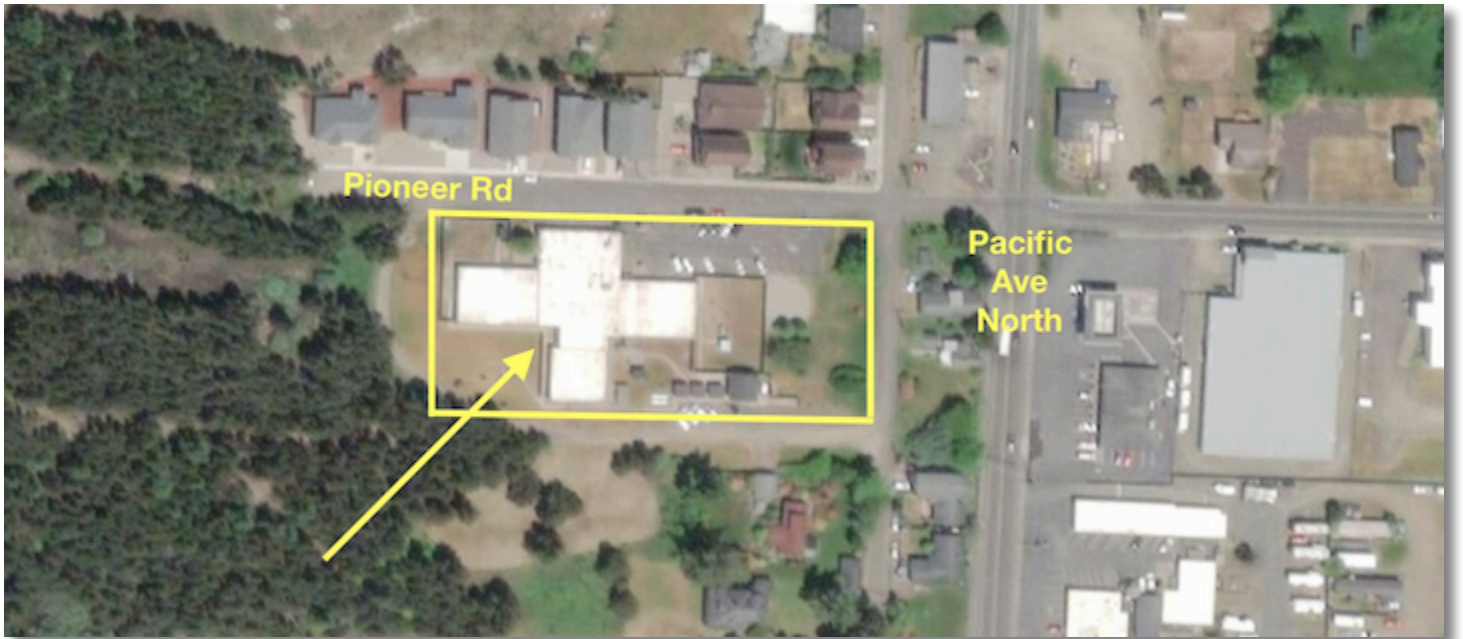
- Building** This single story, wood frame building was constructed in 1976 according to county records and renovated in 2013. It was designed and built as an assisted living facility, and was used through 2018 as a KLEAN Drug and Alcohol Treatment Center licensed for 50 beds, with 25 units. It is currently vacant.
- The building is fully sprinkled, and features a commercial kitchen, and commercial laundry. The size is approximately 20,508 SF, and a picture of the layout is attached on the following page
- Site Size:** There is approximately 86,000 SF of land, or 1.97 acres in total,
- Assessors Tax Parcel#:** 10110932112 and 74057015001 The property is located in the city of Long Beach, Pacific County, WA.
- Parking:** There is abundant onsite parking with 37 spaces
- Area Amenities:** The property is just 3/10 of a mile from the beach, and is situated just a short walk from Pacific Ave N, HWY 103, the main road through Long Beach. Long Beach is a tourist and resort town. In addition to its beach, it features many opportunities for recreation, including fishing, crabbing, clamming, hiking, bird watching, bicycling, and great restaurants. Long Beach is hosts to numerous festivals.
- Nearby Cities:** Long Beach is 172 miles from Seattle, and 117 miles from Portland.
- Zoning:** R3R, or Multi Family Zone, Restricted, City of Long Beach. A drug and alcohol treatment center is allowed in this zone with a conditional use, which is still currently in effect for this property.
- Price:** For Lease at \$20,000 Month, NNN, or For Sale at \$3,500,000, terms Cash at Closing

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Building Photos



Aerial Photos



Maps

