

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

\$348,000

2,655 SQ.FT. / 0.298 ACRES

FOR SALE



High-Visibility Live/Work Opportunity Near Downtown

2-Story Craftsman w/ Special Permitted Use for upstairs Residence! Own a piece of history in this versatile property. Boasting high visibility on busy road, 2 blks from downtown, your business will enjoy abundant exposure. Sale includes neighboring lot w/ producing fruit trees - perfect setting for customers or private use. Commercial main level features conference room, breakroom, multiple retail & office spaces. Garage w/ abundant storage, ample parking on-street along w/8 dedicated spots off alley. Endless Uses: Art Gallery, Live-Work, Coffee Shop w/ garden, Daycare/Office, a true blank canvas.



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