

# 124, 128 & 132 Cedar Avenue, Pasco WA



**\$399,000**

## C-1 Retail Land Near Downtown Pasco

C-1 retail-zoned commercial land at 124 S Cedar Ave in Pasco, consisting of three parcels totaling  $\pm 0.78$  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.



MLS# 289609\



## ±0.78 Acres of Flexible Retail Land

- ±0.78 acres total across three parcels
- Zoned C-1 Retail Business District
- Level, usable site ideal for development
- Utilities available in the street
- Located near downtown Pasco
- Close proximity to 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



## The Matheson Group

Windermere Realtors®

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## 📍 LOCATION HIGHLIGHTS

- (Within ±0.50 Miles)
- Downtown Pasco Core
- Pasco City Hall & Franklin County Offices
- Lewis Street Commercial Corridor
- Neighborhood-Serving Retail & Services
- Established Residential Neighborhoods
- Local Restaurants & Small Businesses
- Public Parks & Civic Amenities
- Public Transit / Rail Access (Amtrak nearby)



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