



1200-C N. 14th Street (Suite 295)

Pasco, WA 99301
MLS #292388

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

Medical Office Condo located near Lourdes Hospital, Pasco High School and multiple commercial properties in Pasco. Featuring a waiting room, 4 exam rooms, 2 private offices, office staff work center with multiple workstations, a lab space, 2 private bathrooms and lots of storage space for medical records. The Unit comes with storage space in the basement and access to shared bathrooms for staff in the inner locked hallway between various medical offices in the building. Monthly condo fees apply.

PRICE

\$279,995

Medical Office	1,900 SF
plus dedicated storage space	±800 SF

ADDRESS

1200-C N. 14th Street
Pasco, WA 99301

TAX PARCEL

Franklin County 112-161-549

CONTACT

Kirt Shaffer
Office 509.545.3355
Mobile 509.521.9183
kirt@tippettcompany.com
2815 St, Andrews Loop, Suite F
Pasco, WA 99301

ZONING

Office District

UTILITIES

Power: Franklin PUD

Water: City of Pasco

Sewer: City of Pasco

Internet: Various Providers

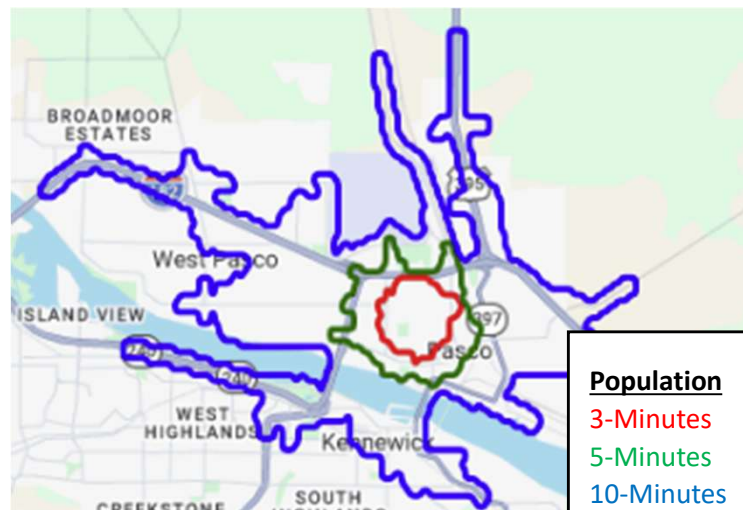
TRAFFIC COUNTS (CBA)

5,603 – 14th Ave

YEAR BUILT

1994

DEMOGRAPHICS (CBA)



Population

3-Minutes	12,370
5-Minutes	26,072
10-Minutes	62,635

Avg. Household Income

3-Minutes	\$38,422
5-Minutes	\$44,908
10-Minutes	\$51,830

LINKS

Municipal

<https://www.pasco-wa.gov/>

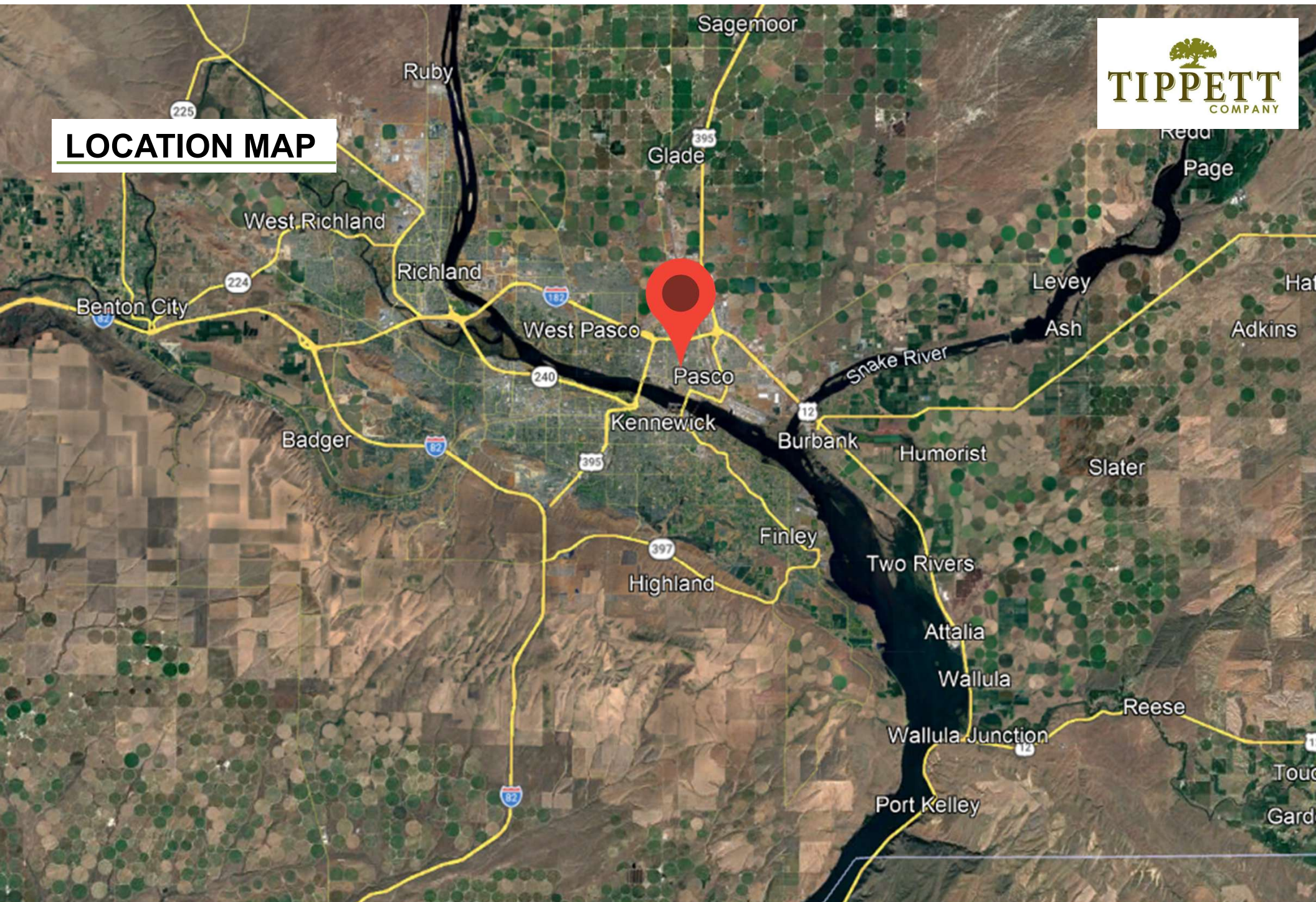
<https://www.franklincountywa.gov/>

Economic Development

<https://www.portofpasco.org/>

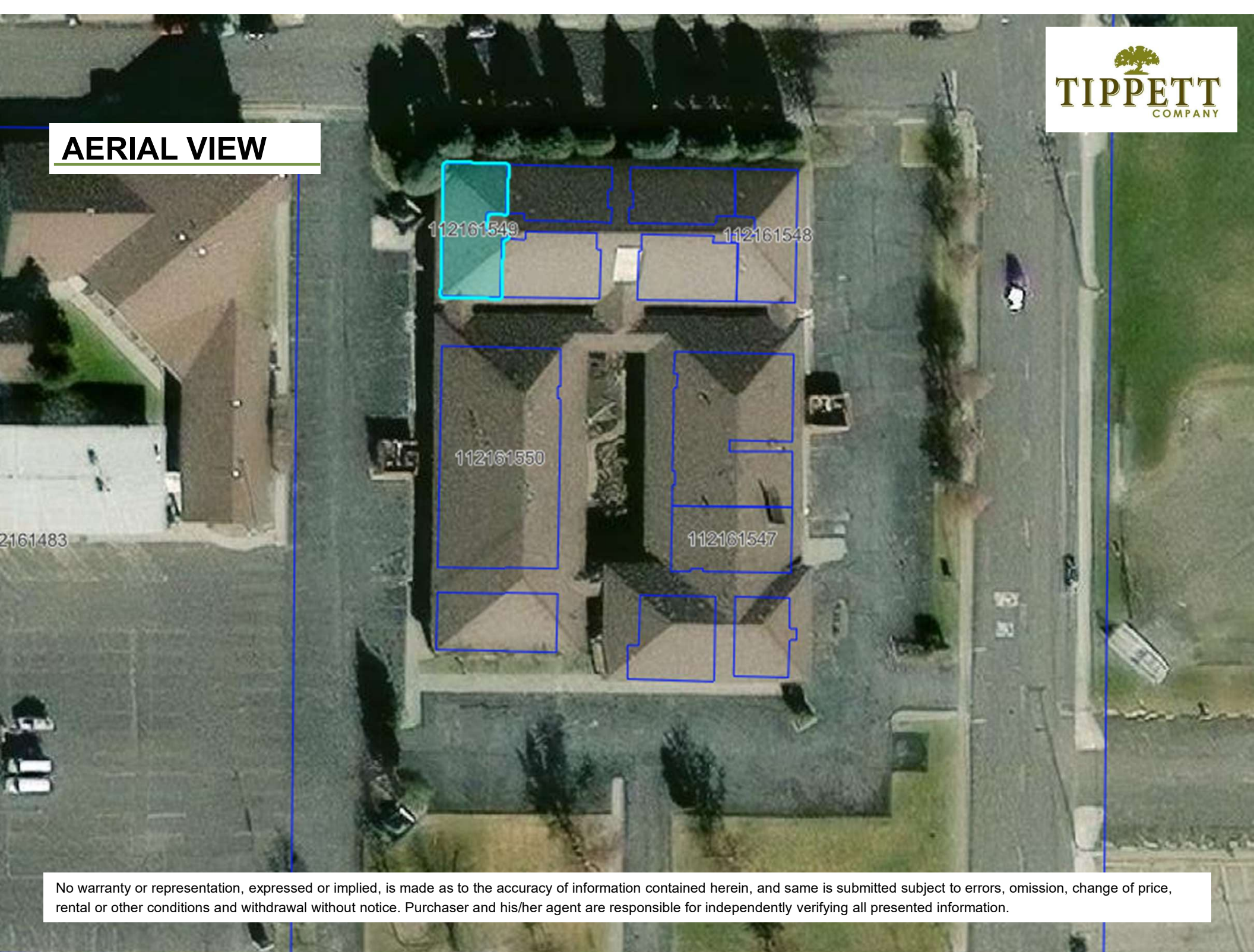
<https://www.tridec.org/>

LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

AERIAL VIEW



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

DEMOGRAPHICS (CBA)

CITY, STATE

Pasco, WA

POPULATION

75,402

AVG. HHSIZE

2.85

MEDIAN HH INCOME

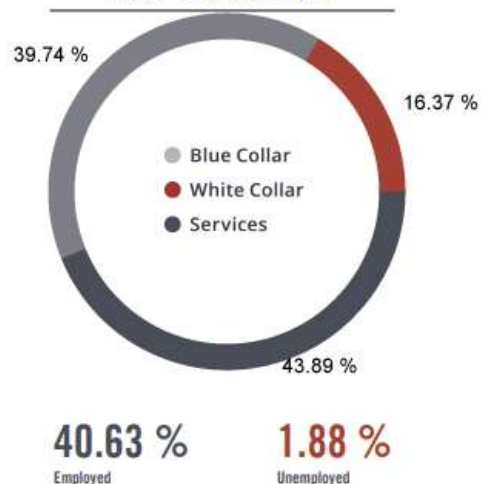
\$44,985

HOME OWNERSHIP

Renters: **9,338**

Owners: **14,383**

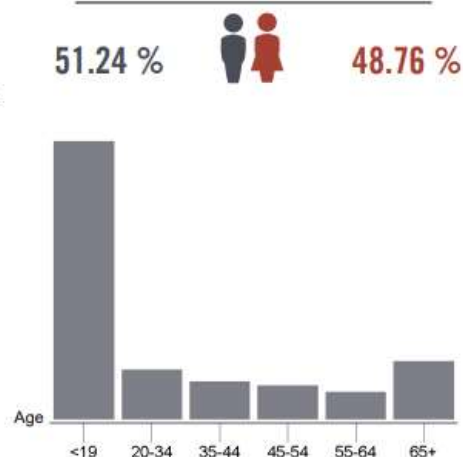
EMPLOYMENT



EDUCATION

High School Grad:	22.76 %
Some College:	20.79 %
Associates:	8.48 %
Bachelors:	19.35 %

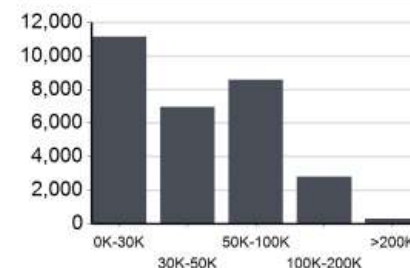
GENDER & AGE



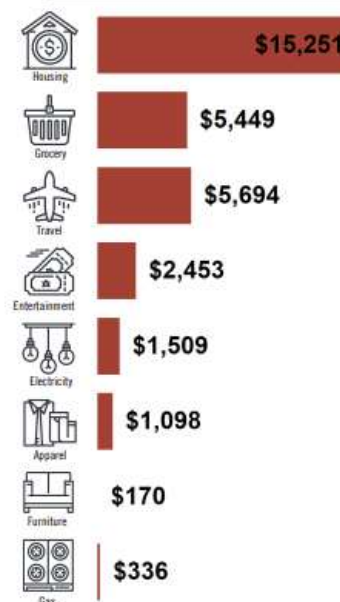
RACE & ETHNICITY

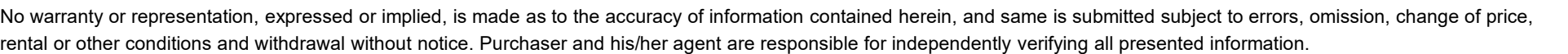
White:	20.51 %
Asian:	0.15 %
Native American:	0.13 %
Pacific Islanders:	0.03 %
African-American:	0.51 %
Hispanic:	45.67 %
Two or More Races:	33.00 %

INCOME BY HOUSEHOLD



HH SPENDING





PHOTOS (Interior)



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS (Interior)



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

PHOTOS (Exterior)



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.