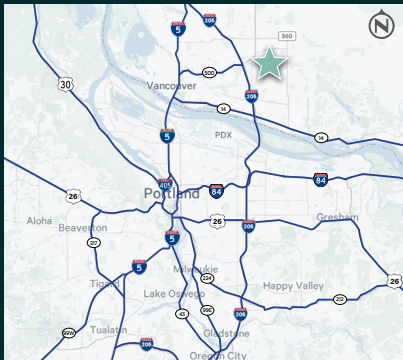


14219 NE 49th St Vancouver Meetinghouse

The Offering

Sale Price: \$3,310,000

CBRE, Inc. is pleased to present a 2.77 AC site with a 16,512 SF existing facility located in the Burnt Bridge Creek neighborhood of Vancouver, WA.



The property is currently occupied, please do not disturb occupants.
Tour by appointment only.

CBRE



PROPERTY DETAILS

ADDRESS	14219 NE 49th St, Vancouver, WA 98682
JURISDICTION	City of Vancouver
COUNTY	Clark
PARCEL	162505000
YEAR BUILT	1986
BUILDING SIZE (SF)	16,512
LAND SIZE	2.77 AC / 120,661 SF
PARKING SPACES	±150
ZONING	R-9: Low-Density Residential District

PERMITTED USE

- Detached Single Dwellings
- Duplexes
- Libraries
- Child Care Center
- Schools
- Religious Institutions
- Neighborhood & Community Parks

ADDITIONAL INFO

[Listing Terms Addendum.pdf](#)

[Decommissioning WHAT TO EXPECT.pdf](#)



Investment Highlights

14219 NE 49th St
Vancouver, WA 98682

Onsite Parking



Permitted uses include apartments, townhouses, local retail, recreational facilities, and educational development, positioning this asset as a compelling investment for residential developers, community-oriented users, and value-add investors seeking an adaptable site in one of Southwest Washington's fastest-growing communities.



**Zoned for
Development**



**Indoor Recreation
Space**

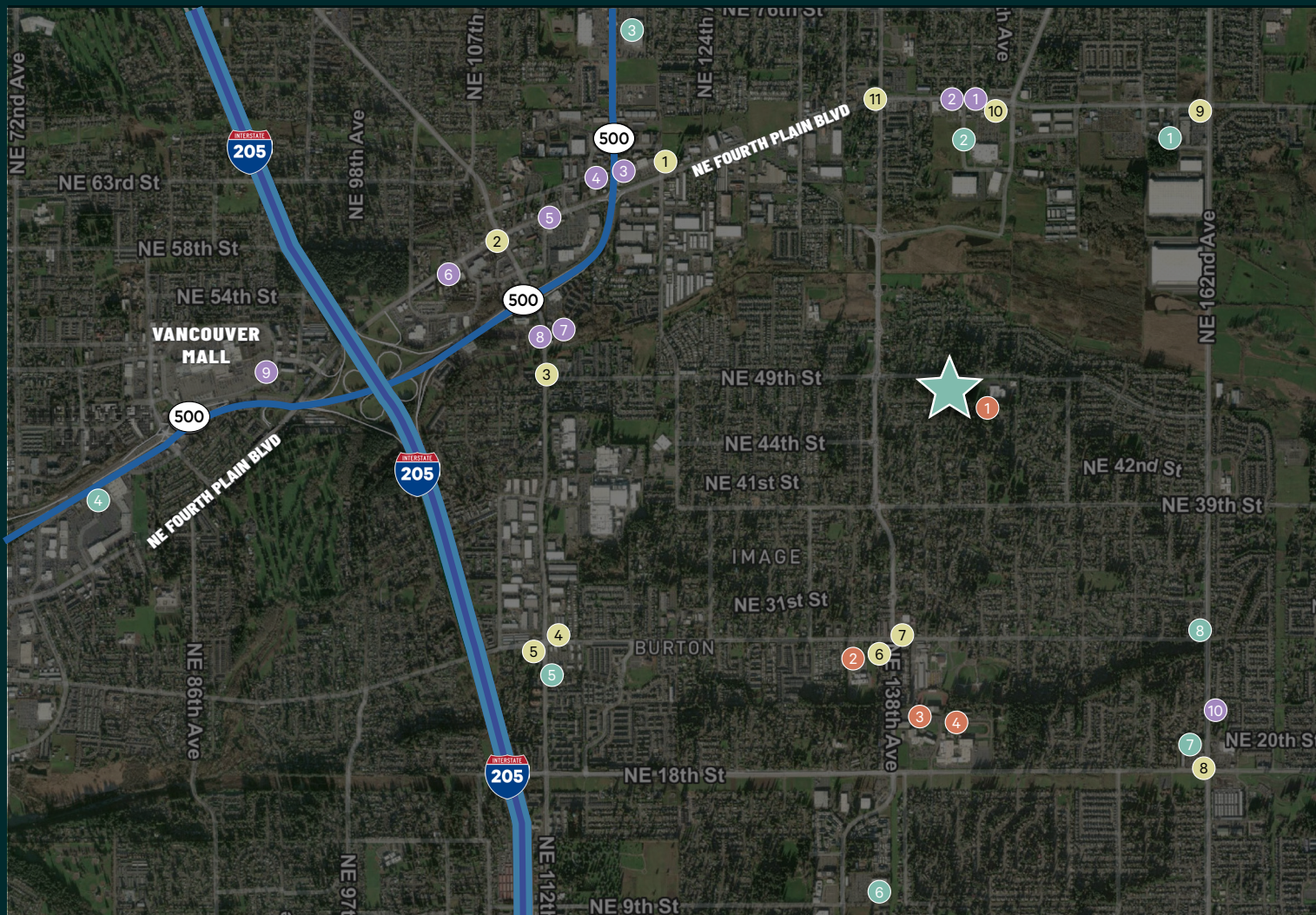


**Private Offices
and Classrooms**

The opportunity resides east of I-205 in the active Burnt Bridge Creek neighborhood. Home to over 1,700 households, the neighborhood is defined by fir trees, strong civic engagement, and a demonstrated commitment to long-term livability. Burnt Bridge Creek Park, Fir Garden Park, and Burnt Bridge Creek Elementary serve the immediate area, creating demand drivers for residential and community-oriented development. Retail and services are accessible within a few miles, keeping the neighborhood walkable and family-oriented without the friction of heavy commercial traffic.

Amenity Map

14219 NE 49th St
Vancouver, WA 98682



Education

1. Burnt Bridge Creek Elementary School
2. Home Choice Academy
3. Cascade Middle School
4. Evergreen High School

Grocery

1. Safeway
2. Walmart Supercenter
3. Fred Meyer
4. Target
5. Safeway
6. WinCo Foods
7. Walgreens
8. CVS

Food & Shopping

1. Starbucks
2. Dutch Bros Coffee
3. Wingstop
4. Domino's Pizza
5. Pita Pit
6. Pho Saigon
7. Dutch Bros
8. 7-Eleven
9. Vancouver Mall
10. The Human Bean

Gas Stations

1. Chevron
2. Mobil
3. Shell
4. Sinclair
5. Arco
6. Chevron
7. Marathon
8. Chevron
9. Safeway Fuel Center
10. Walmart Gas Station
11. Shell

Contact Us

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