



FOR SALE

8415 NE 8TH AVE

VANCOUVER, WA 98655

SALE PRICE
\$840,000

LOT SIZE
0.47 Acres

JAKE BREELAND
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Two stand alone buildings totaling approximately 3,850 SF. The warehouse is +/- 2,700 SF with two small offices, one restroom, and some mezzanine storage space. The office building is 1,150 SF with 2 private offices, reception area, and conference room. Ideal for contractors or warehouse/distribution users.

PROPERTY HIGHLIGHTS

- Fully fenced property with yard and parking
- Warehouse: +/- 2,700 SF
- 4 grade level doors
- Stand Alone Office Building: 1,150 SF
- Occupancy use needs to be established
- [Zoned General Commercial \(GC\)](#)

OFFERING SUMMARY

Sale Price:	\$840,000
Lot Size:	0.47 Acres
Building Size:	4,150 SF



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