

Prime Service Garage and Retail Property for Sale

Asking Price: \$1,500,000 | \$20/lot sq ft | 1.7245 acre | 75119.22 sq ft

2676, 2678, 2668, 2680, 2672 Van Giesen, Richland, WA 99352

Property Overview:

Properties like this one do not come along too often. This strategically located commercial property comprises of five (5) parcels zoned for retail industrial use, with current use classified as 55-Retail Automotive (total acreage is 1.7245 acres (75,119.22 square feet)). The property includes two buildings each with a total of 9 service bay roll up doors (total retail floor area 13,044 square feet). Over $\frac{3}{4}$ of the property is fenced with four (3) large security gates. This site offers extensive development potential, and excellent visibility located less than 1/4-mile West of Bypass Highway 240 and less than 2 miles East of the City of West Richland.

The previous business was a family-owned automotive facility since the late 1960's. It was a one-stop shop from machinery to body work on motor vehicles. It employed 8 fulltime mechanics. From 2013 to 2016 it grossed over \$1m in sales. Unfortunately, the past three years brought significant losses to the family with two siblings and the owner passing away. Don't pass this gem of a property up because properties like this one do not come along that often. The location of this gem is almost priceless.

Parcel Details:

1. Front Shop – 2676 Van Giesen, Benton County Parcel ID No. 104981020004004 (0.4017 acres/17,498 sq. ft. land)

Legal Description: RAWHIDE RANCHES: PORTION OF TRACT A DEFINED AS FOLLOWS: BEGINNING AT POINT 125 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE WESTERLY ALONG THE SOUTH BOUNDARY THEREOF A DISTANCE OF 125 FEET; THENCE NORTHERLY AT RIGHTANGLES TO THE SOUTH LINE A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE A DISTANCE OF 125 FEET; THENCE SOUTHERLY A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING. LESS PORTION DEFINED AS FOLLOWS: LESS THE NORTH 110 FEET OF THE FOLLOWING DESCRIBED PROPERTY; THAT PORTION OF TRACT A DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT A; THENCE WESTERLY ALONG THE SOUTH BOUNDARY THEREOF A DISTANCE OF 125 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE A DISTANCE OF 250 FEET ; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE A DISTANCE OF 125 FEET; THENCE SOUTHERLY A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING.

2. Rear Shop – 2678 Van Giesen, Benton County Parcel ID No. 104981020004005 (0.3156 acres/13,748 sq. ft. land)

Legal Description: RAWHIDE RANCHES: THE NORTH 110 FEET OF THE FOLLOWING DESCRIBED LINE THE PORTION OF TRACT A DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 125 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT A; THENCE WESTERLY ALONG THE SOUTH BOUNDARY THEREOF A DISTANCE OF 125 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTH LINE A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE A DISTANCE OF 125 FEET; THENCE

SOUTHERLY A DISTANCE OF 250 FEET TO THE POINT OF BEGINNING. (TOGETHER WITH EASEMENT DEED 4/25/77)

3. Fenced Parking Lot – 2668 Van Giesen, Benton County Parcel ID No. 104981020004007 (0.6049 acres/26,349 sq. ft. land)

Legal Description: RAWHIDE RANCHES: THE EAST 125 FEET OF TRACT A; LESS THE WESTERLY 35 FEET OF THE SOUTH 140 FEET THEREOF: (1/23/86)

4. Front Parking Lot (unfenced) – 2672 Van Giesen, Benton County Parcel ID No. 104981020004008 (0.1124 acres/4,896 sq. ft. land)

Legal Description: RAWHIDE RANCHERS: PORTION OF TRACT A; THE WESTERLY 35 FEET OF THE SOUTH 140 FEET OF THE EAST 125 FEET OF TRACT A:

5. Back lot – 2680 Van Giesen, Benton County Parcel ID No. 104981020004003 (0.2899 acres/12,628 sq. ft. land)

Legal Description: RAWHIDE RANCHES THAT PORTION OF TRACT A DEFINED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF TRACT A; THENCE WESTERLY ALONG THE SOUTH BOUNDARY THEREOF A DISTANCE OF 300 FEET TO THE TRUE POINT OF BEGINNING THENCE NORTHERLY AT RIGHT ANGLES TO THE SOUTHLINE A DISTANCE OF 250 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH LINE A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING.

Property Features:

Building 1: 8,360 square feet, screw-down metal roof with wood-framing, walls primarily masonry and wood-framed with metal siding, on a concrete slab, featuring a separate service desk with site-built metal-framed windows, separate office, storage room, and bathroom (1,011 sq. ft). Includes a five-bay service area, second bathroom and an additional 2,400 square feet of open floor in the rear previously used for storing parts and fully operational machine shop area. The rear of the building has a large sliding metal door (10'x11') with exterior concrete slab loading area, and two additional rooms (employee break room and mechanical room). There are two separate second floor areas (medium size loft storage at 400 square feet and mezzanine at 270 square feet for additional office and/or storage space).

Other Details:

- Private Well and 50-gallon water storage tank (located in southeast corner of building),
- Septic system/drain field located behind the building,
- Compressor/120 gal. (located in mechanical room), service air located at each service bay,
- Multi Oil Heating System CB90BH,
- 250-gallon waste oil storage container (full) used for heating,
- 2-Propane Heaters (located in service bay area),
- 1,000 gallon propane storage tank (mostly empty) located behind the building,
- 2-Daiken R410A Split Series Room Air Conditioners (located in customer service area and front office)

Building 2 w/addition: 3,673 square feet, screw-down metal roof with wood-framing, walls primarily masonry and metal framed with metal siding on a concrete slab. Includes office, bathroom, and mechanical/storage room space (these rooms remain unfinished), two service bay areas with an upstairs mezzanine at 272 square feet. 1,011 square foot addition, screw-down metal roof with metal framing, metal framed walls with metal siding on concrete slab. Includes two service bay areas, rear metal double door leading to exterior concrete slab loading area. Building with addition totals 4,684 sq. ft.

Other Details:

- Water is supplied from private well located at Building 1 (separate parcel),
- Septic system/drain field located behind the building,
- 50-gallon electric water storage heater,
- Clean Burn Waste Oil Heating System,
- 250-gallon waste oil storage tank (full) used for heating

Zoning: C-3 General Business

Additional Parcel Highlights:

- Multiple parcels providing ample space for expansion or future development
- Located in a high-traffic area along Van Giesen, with easy access to major transportation routes and amenities. Bypass Highway 240 is the main highway leading to the Battelle Research Complex and the Hanford Nuclear Site which employs over 25,000 jobs through Department of Energy and various subcontractors. As of April 2025, there were 3,051 jobs available at Hanford (most hires at Hanford come from outside the area).
- Van Giesen is one of two main inlets into West Richland. West Richland is a city located in Benton County, Washington. West Richland has a 2025 population of 19,834. West Richland is currently growing at a rate of 3.6% annually and its population has increased by 21.03% since the most recent census, which recorded a population of 16,388 in 2020. The average household income in West Richland is \$132,635 with a poverty rate of 7.21%.

Key Highlights:

- Multiple service bays suitable for high-volume operations (some tools and equipment remain if interested)
- Various storage options with loft and mezzanine levels
- Prime location in Richland's commercial corridor
- Entire North perimeter of property adjacent to 18-hole golf course
- Potential for redevelopment or continued automotive use

Ideal Uses:

- Automotive repair, maintenance, and service centers
- Fleet servicing facilities
- Retail automotive sales and/or auto parts
- Light industrial or warehousing
- Future development opportunities (subject to zoning approvals)