

**SALE**

# 8601 W Clearwater Ave

**8601 W CLEARWATER AVE**

Kennewick, WA 99336

**PRESENTED BY:**

**SCOTT HOWELL**

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**JAMES WADE**

Phone: 509.737.9429

james.wade@svn.com



**SVN**  
RETTET & COMPANY



## PROPERTY SUMMARY



## OFFERING SUMMARY

|                  |            |
|------------------|------------|
| SALE PRICE:      | \$985,000  |
| NUMBER OF UNITS: | 2          |
| LOT SIZE:        | 0.54 Acres |
| BUILDING SIZE:   | 4,096 SF   |

## PROPERTY DESCRIPTION

Class A Stand Alone Building off high traffic count Clearwater Ave, facing main traffic arterial. Totem Sign with Digital Reader Board included in Sale. 2,429 sqft of space for owner/occupant with investment income from Tenant leasing Suite A which is 1,667sqft. Lease for Suite A is a NNN lease and goes through 12/31/2030 with 2.5% annual escalations. Please call LA for additional information/showing instructions. Owner is a Licensed Realtor.

## PROPERTY HIGHLIGHTS

- Owner Occupied Plus Investment
- Totem Sign and Reader Board on Clearwater
- Great Location with High Traffic Count

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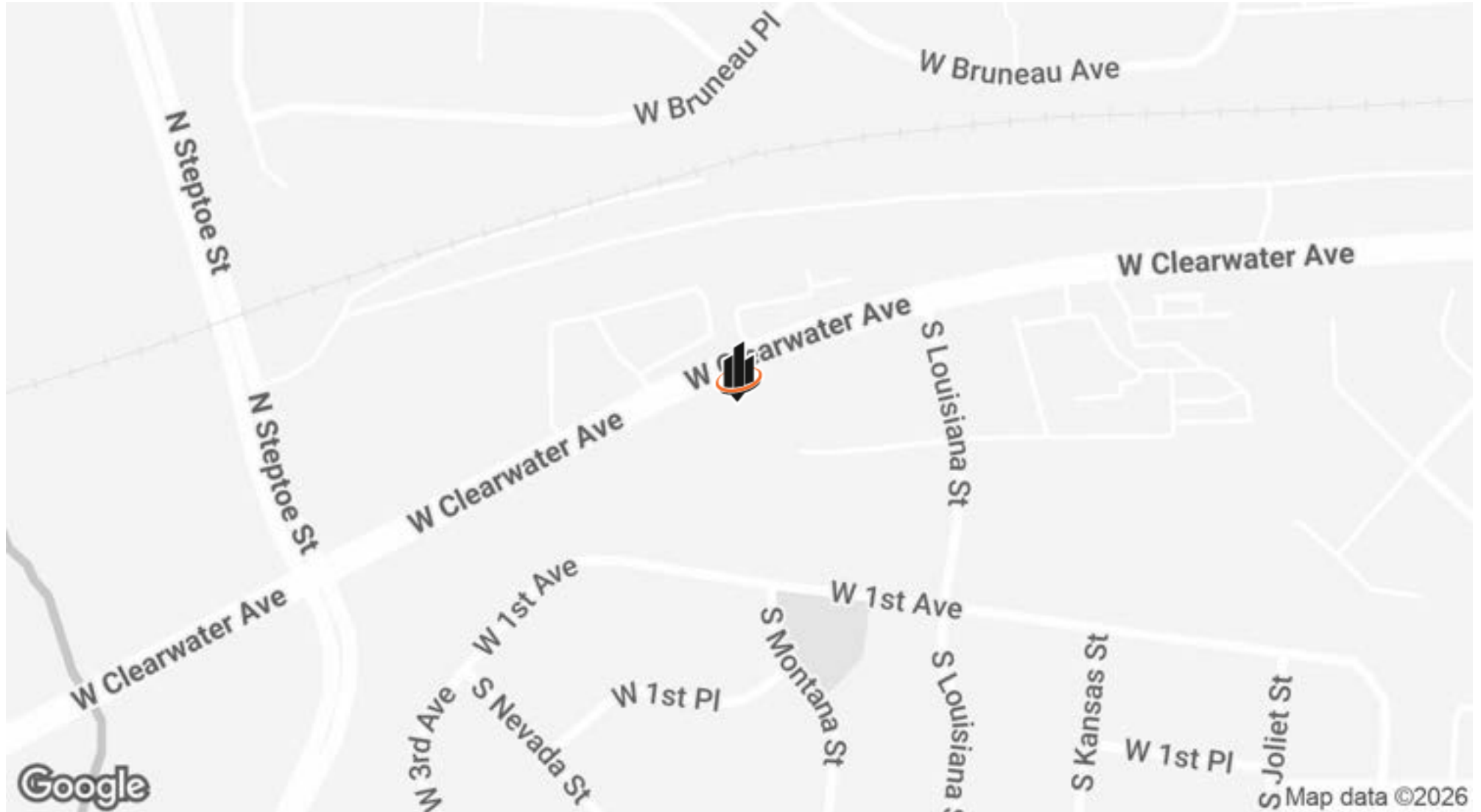
## ADDITIONAL PHOTOS



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## LOCATION MAP



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SECTION 1  
Advisor Bios



ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com  
Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more than twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

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ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com  
Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

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