

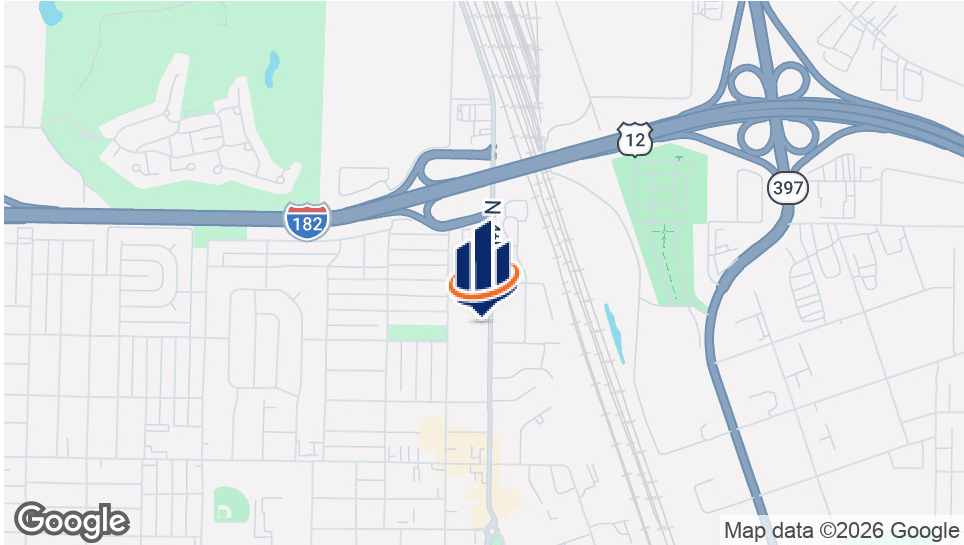


4TH AVE FRONTAGE | PASCO OFFICE PROPERTY

1912 NORTH 4TH AVENUE
PASCO, WA 99301

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Property & Offering Summary



OFFERING SUMMARY

Sale Price:	\$385,000.00
Building Size:	±3,322 SF
Lot Size:	0.44 Acres
Year Built:	1956
Price/SF:	\$115.89
Zoning:	C-1
APN:	113-452-158

PROPERTY DESCRIPTION

Introducing an opportunity to acquire a versatile property in the heart of Pasco. Formerly a veterinarian clinic, this freestanding building offers an ideal setup for a veterinary clinic with kennel rooms and outdoor space already in place. Alternatively, it presents an excellent fit for an office or medical owner-user seeking a prime location. With prominent 4th Avenue frontage, high traffic counts, and great visibility, the property provides great accessibility from nearby Interstate 182, Hwy 395 and the Tri-Cities Airport (PSC). Featuring ±2,930 SF of office space with a reception office, waiting area, exam rooms, private offices, lab/x-ray rooms, restrooms, and a ±392 SF garage, this property holds excellent potential for a variety of uses. Offered as-is.

PROPERTY HIGHLIGHTS

- 4th Avenue Frontage
- High Visibility
- Garage and storage space, fully fenced and gated

Zoning & Location Information



<i>Drive Times</i>		
TO TRI-CITIES FROM	MILES	TIME
Seattle, WA	225	3 hr 30 min
Spokane, WA	136	2 hr 15 min
Vancouver, WA	218	3 hr 30 min
Wenatchee, WA	141	2 hr 15 min
Yakima, WA	83	1 hr 15 min
Portland, OR	218	3 hr 30 min
Boise, ID	293	4 hr 30 min
Coeur D'Alene, ID	167	2 hr 45 min

C-1 ZONING

C-1 zoning information can be found in the City of Pasco Municipal Ordinances, Chapter 25.85 and is further described as:

The C-1 retail business district is established to provide for the location of commercial activities outside the central business district that meet the retail shopping and service needs of the community; Including all uses permitted in the O office district.

TRI-CITIES, WA

This property has 4th Avenue frontage and offers easy access to nearby Interstate 182, HWY 395, and the Tri-Cities Airport (PSC). Its strategic location provides excellent visibility and accessibility for your office or clinic. The area is surrounded by a mix of thriving businesses, schools, and neighborhoods. With close proximity to key transportation hubs and diverse amenities, this property presents a great opportunity for those seeking a high-visibility location with easy access to major transportation routes.

Kennewick, Pasco, Richland, and West Richland make up the Tri-Cities. The Tri-Cities is centrally located and linked to the major population centers of the Pacific Northwest by Interstate Highways 82, 84, and 90. Seattle and Portland are 3 ½ hours by car.

Exterior Photos



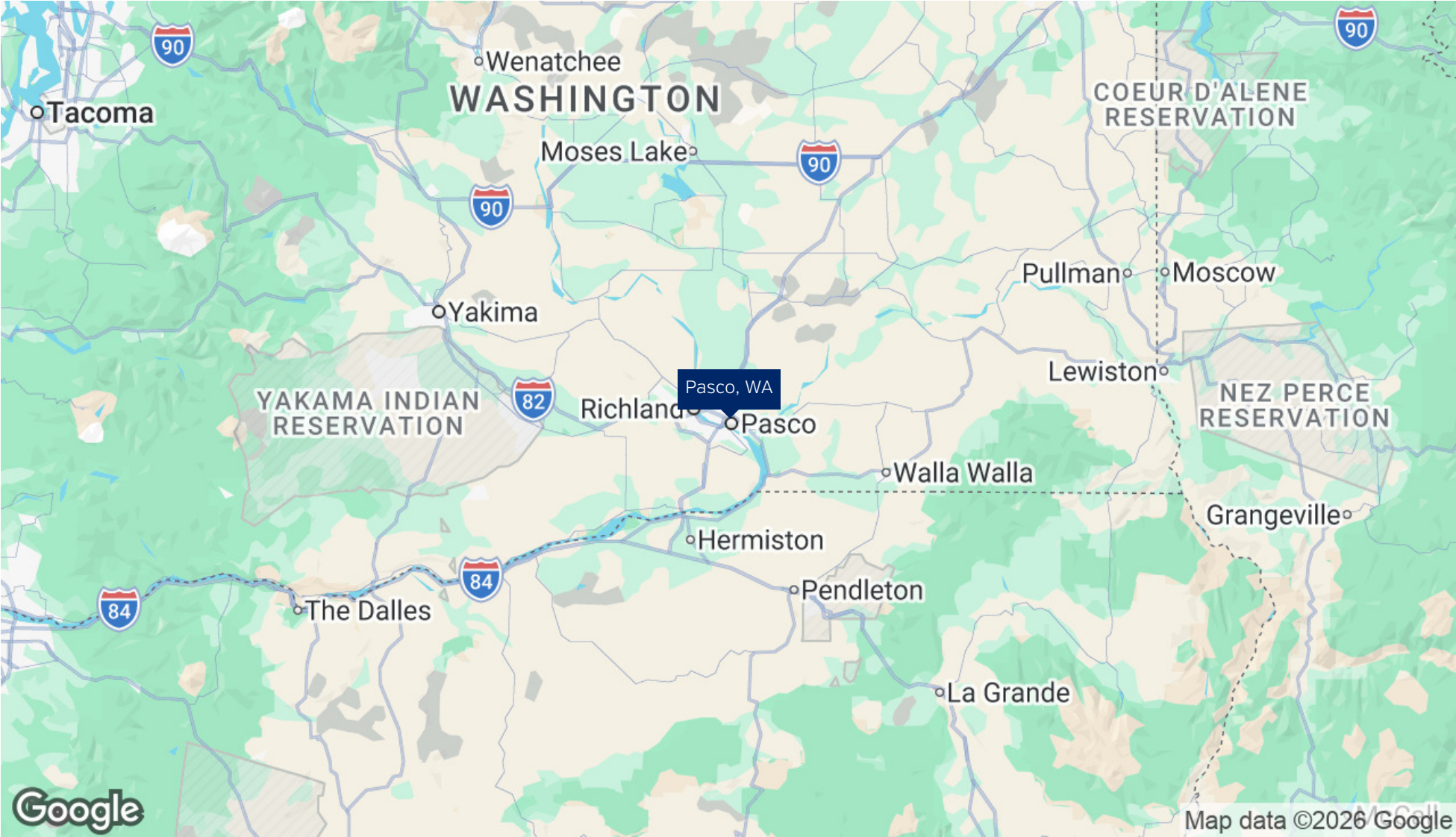
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Interior Photos



Regional Map



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Aerial Map



Market Map



Demographics Map & Report

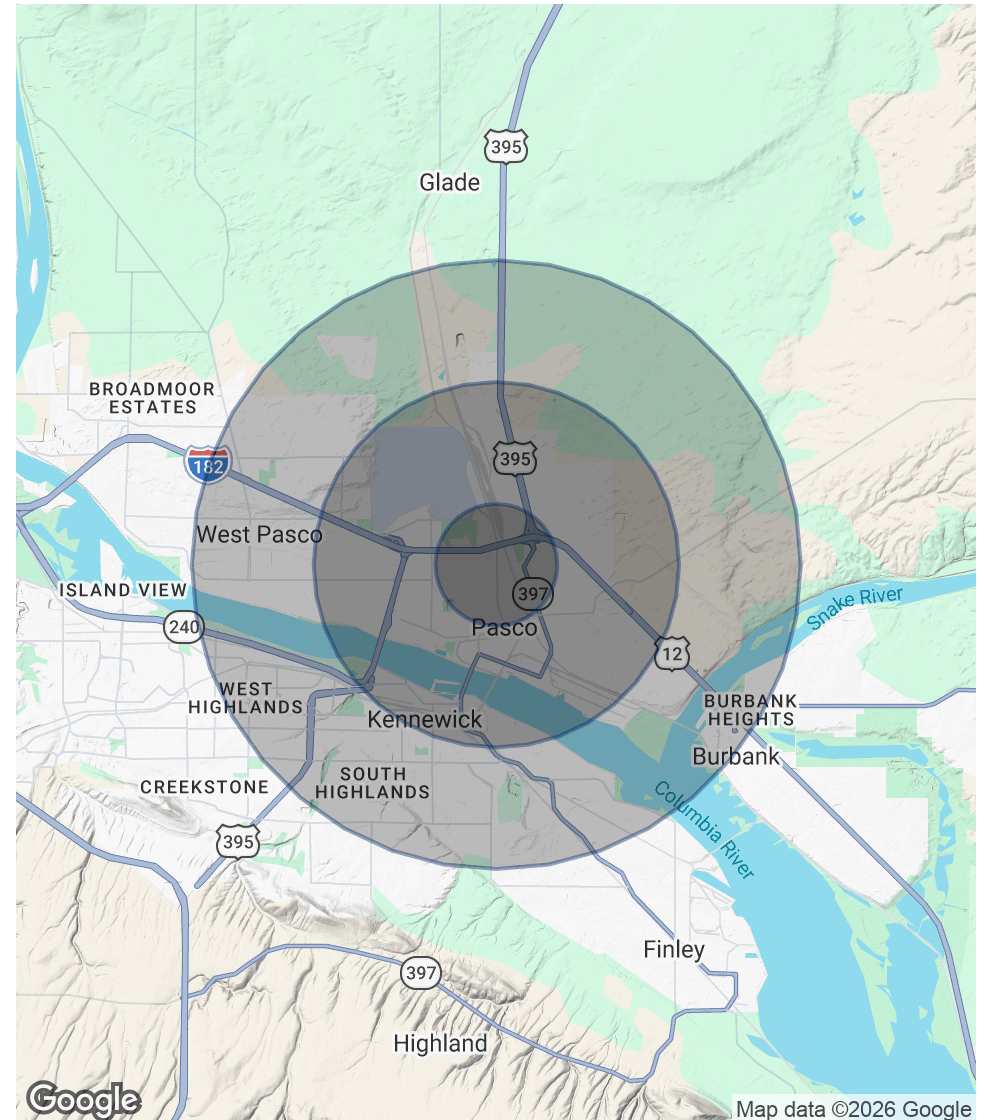
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,501	43,339	112,095
Average Age	29.0	29.6	31.7
Average Age (Male)	29.1	30.2	32.2
Average Age (Female)	29.2	30.1	31.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,166	12,738	36,223
# of Persons per HH	3.3	3.4	3.1
Average HH Income	\$64,354	\$80,356	\$88,475
Average House Value	\$232,739	\$268,667	\$327,138

2023 American Community Survey [ACS]



Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.