

SALE

DOWNTOWN MONROE OWNER-USER & LIVE/WORK OPPORTUNITY

301 W Main St Monroe, WA 98272



SALE PRICE	\$599,950
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OFFERING SUMMARY

Building Size:	1,573 SF
Lot Size:	6,373 SF
Price / SF:	\$381.40
Zoning:	MN

PROPERTY OVERVIEW

Prominent downtown Monroe owner-user and live/work opportunity at the highly visible corner of W Main Street and Madison Street. Ideally suited for a law office, insurance agency, accounting or tax practice, real estate or mortgage office, counseling practice, consulting firm, nonprofit, administrative office or other small professional-services user.

The two-story layout offers flexibility for multiple private offices, reception, conference and collaborative areas, with a bathroom on each floor and a shared kitchen on the main level. A detached approximately 221 SF outbuilding provides added potential for an office, studio, storage or other accessory use. The covered front porch, bay windows and excellent street presence create a welcoming setting for clients and visitors.

PROPERTY HIGHLIGHTS

- Highly Visible
- Flexible Interior
- Walkable to Downtown Monroe
- Convenient access to US-2 and SR-522

Heidi Ihde
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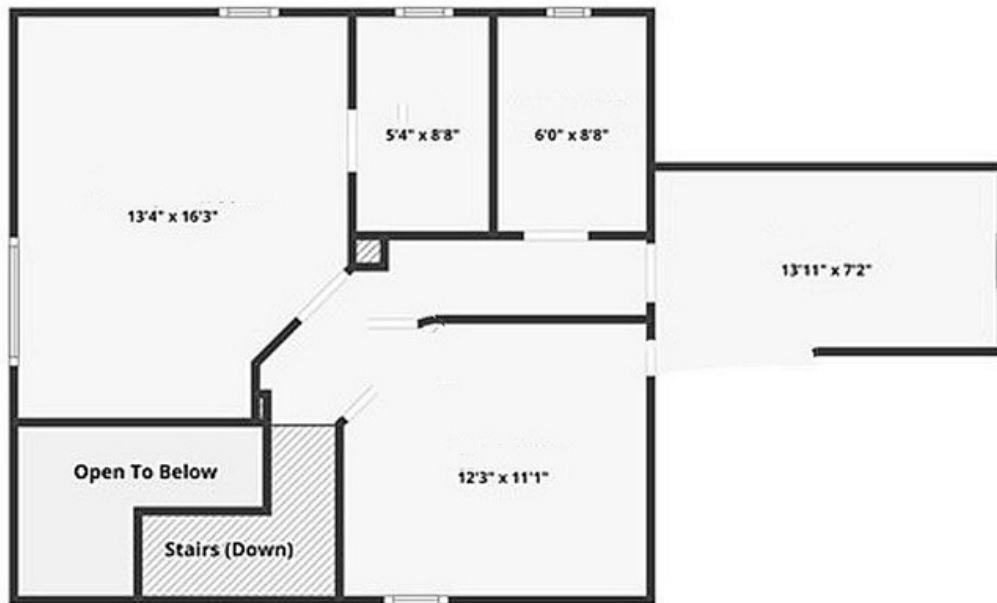
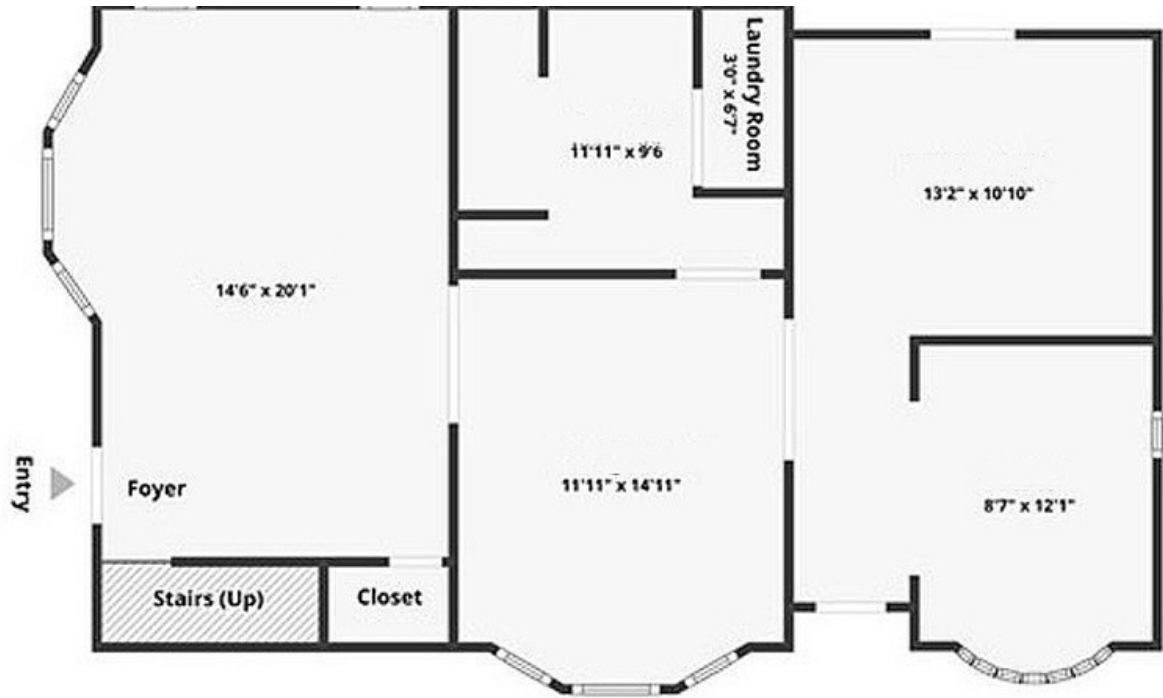


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