



Just Listed

Price
\$3,150,000

Medical Owner-Occupier Opportunity

2811 East Evergreen Blvd | Vancouver, WA | 98661

Zoning: Community Commercial • Building SF: 12,000+/- SF • Price Per SF: \$262 • Year Built/Renovated: 1971/2021 • Parcel Size: 1.08 AC (+/- Dependent on Final Parking Ratio)

VALUE PROPOSITION

The Hefner Team is pleased to present the opportunity to acquire 2811 East Evergreen Blvd. The 12,000+/- SF asset is positioned for full or partial occupancy by an owner-occupier. The re-enforced, poured in place concrete structure (Estimated replacement cost at \$500+/-SF) offers a move-in ready and turnkey opportunity for a Corporate HQ featuring a vibrant space located within business-friendly Clark County.

CONTACT US

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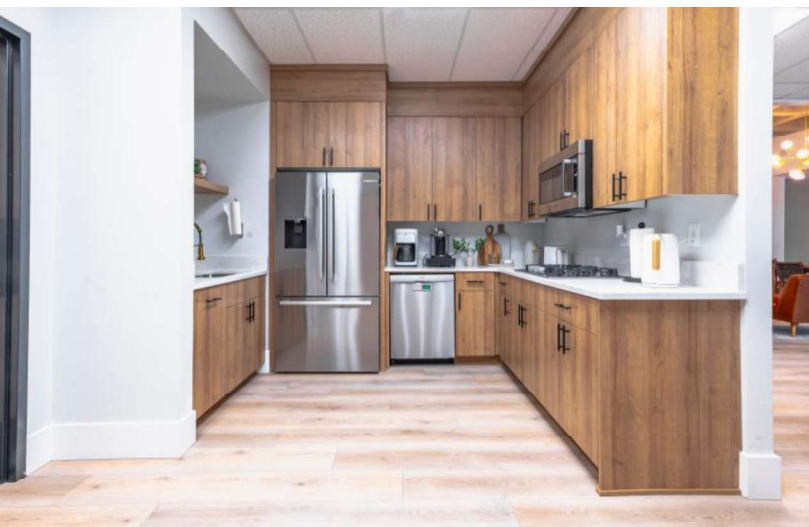
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PROPERTY HIGHLIGHTS

- ✓ Zoning: Community Commercial (CC) allowing for a variety of uses including Medical Services, Financial Institutions, Fitness Facilities, Childcare, Certain Mixed-Use Businesses, Doctors Office, etc.
- ✓ Multiple conference rooms, executive offices, open floorplan workspaces
- ✓ Bank Vault included in Purchase Price
- ✓ Modern Facility and Restroom Configurations
- ✓ Available Parking Ratio: 5/1,000SF
- ✓ In Place Tenant Income (\$\$) with Tenant Flexibility to Remain or Relocate

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