



297 Sussex Ave W , Tenino 98589

List Price: \$495,000

Prime Tenino Commercial location! High visibility on one of the business corners in the downtown, weekend activity thru downtown brings lots of business to the Tenino area. Stone building has over 3500 square feet and is currently configured into 3 separate units – can all be one again. High 15' ceilings and hardwood floors. Plenty of windows on 2 sides - lots of light for retail, Commercial kitchen on left side, for café options. New HVAC on the right side (\$23k value). New HVAC on the left unit by closing. Designated parking spaces plus plenty of street and public parking options. Walking distance to Tenino park and quarry pool. Subject to existing leases.

Directions : Located on corner of Sussex(Old Hwy 99) and Howard St in Tenino.

MLS#:	2470682	Exterior:	Metal/Vinyl, Wood
Year Built :	1966	Tax Expense:	\$3,808
Sub Type:	Commercial Industrial	Topography.:	
Tax ID:	54900900801	General Zoning Class:	Business, Commercial, Office
Map Coordinates:		Zoning Jurisdiction:	City
County:	Thurston	Energy Source(heat):	Electric
Community:	Tenino	Heating/Cooling:	
Possession:	Closing, See Remarks, Sub. Tenant's	Floor Covering:	Fir/Softwood, Hardwood, Laminate, Wall to Wall
Style Code:	60 - Comm Bldg Und 10K	Total Covered Prkg:	
Approx Bldg Sqft:	3,565 sf	Features:	Disabled Access
Potential Terms:	Cash Out, Conventional	Water Source:	Public
Sewer:	Sewer Connected	Water Company:	City of Tenino
Roof:	Flat	Power Company:	Puget Sound Energy
		Sewer Company:	City of Tenino

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