

3905 Washington

3905 NW Washington Street, Vancouver, WA 98660

This 2 tenant commercial building sits on a corner lot at NW Washington and 39th Street in a dense residential neighborhood approximately 1,000 feet West of I-5. Both tenant's are on month to month leases making this a great income and/or owner user property. The existing tenant's are a hair salon and an office for a commercial appliance repair company. The remainder of the lot is paved for off street parking adjacent to the building. Average daily traffic on this stretch of 39th is 11,701 cars per day.

**FOR SALE:****\$319,500****2,019 SF Building
5,000 SF Lot**

Originally built in 1911, renovated in 1980

2 Tenant building, fully leased on month to month leases

Demographics

2017 Estimate	1 Mile	3 Mile	5 Mile
Population:	15,508	80,499	186,445
Average HH Income:	\$65,712	\$62,485	\$72,650

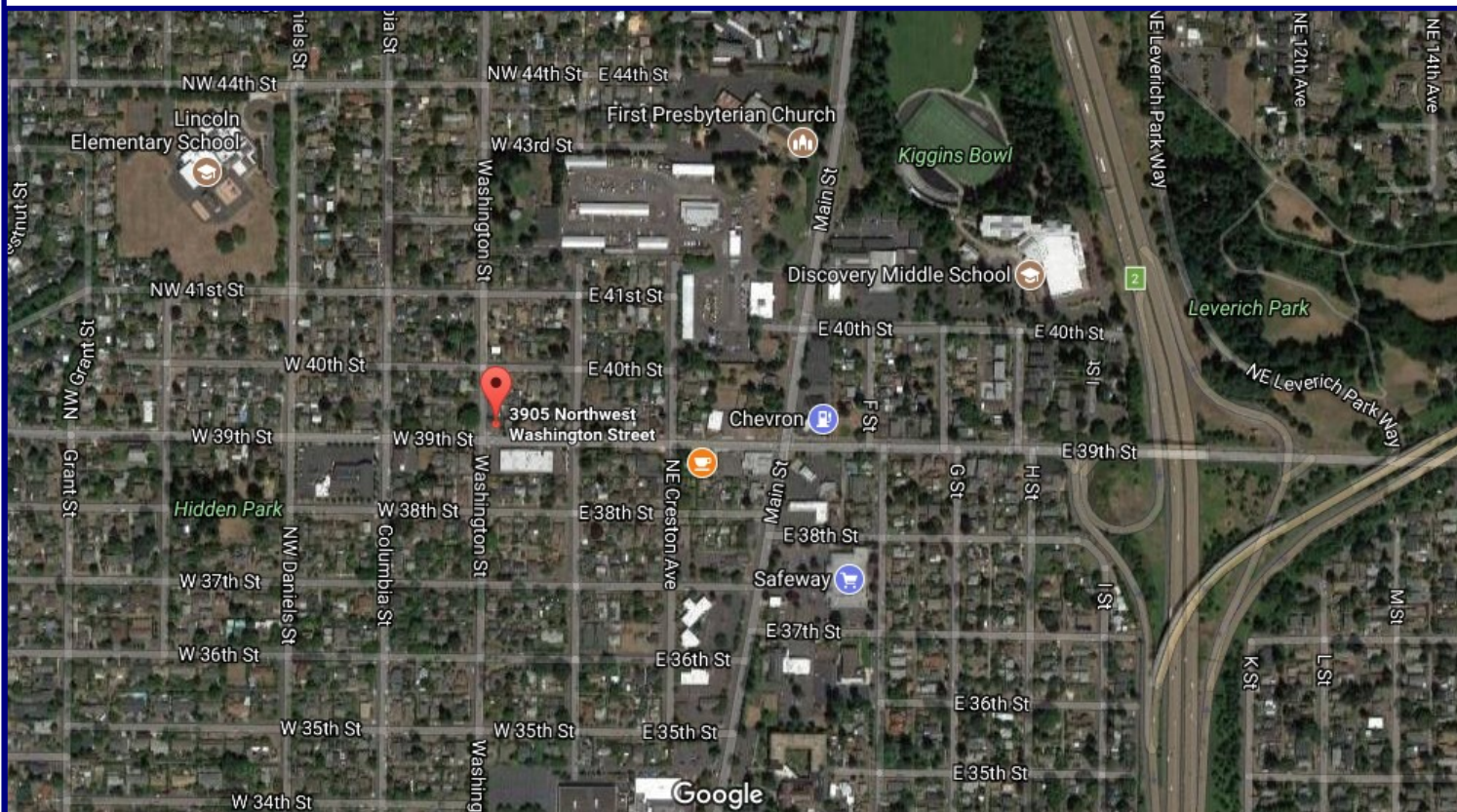
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