

FOR SALE

1.40 AC

on Hwy 503 - across from Prairie HS
Zoned CC - Community Commercial

11517 NE 117th Ave (Hwy 503) Vancouver, WA 98682



- 3,132 SF 3/2 Ranch w/657 SF Finished Basement
- Attached Office/ Studio w/ Separate Entrance w/ Glass Front
- Flat Level Parcel
- 2 Entrance/ Exits onto Hwy 503
- Merchantable Timber, over 150 Mature Fir & Cedar Trees
- Directly Across from Prairie HS
- National Branded Businesses Close
- Population 1 Mile Radius 6,753

\$575,000

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