

# FOR SALE 4.19 AC

~~\$350,000~~

CC COMMERCIAL

**REDUCED!**

**\$275,000**



NE 10TH AVE & NE 199TH ST. RIDGEFIELD, WA

View Listings >>> [www.SheaCRE.com](http://www.SheaCRE.com)

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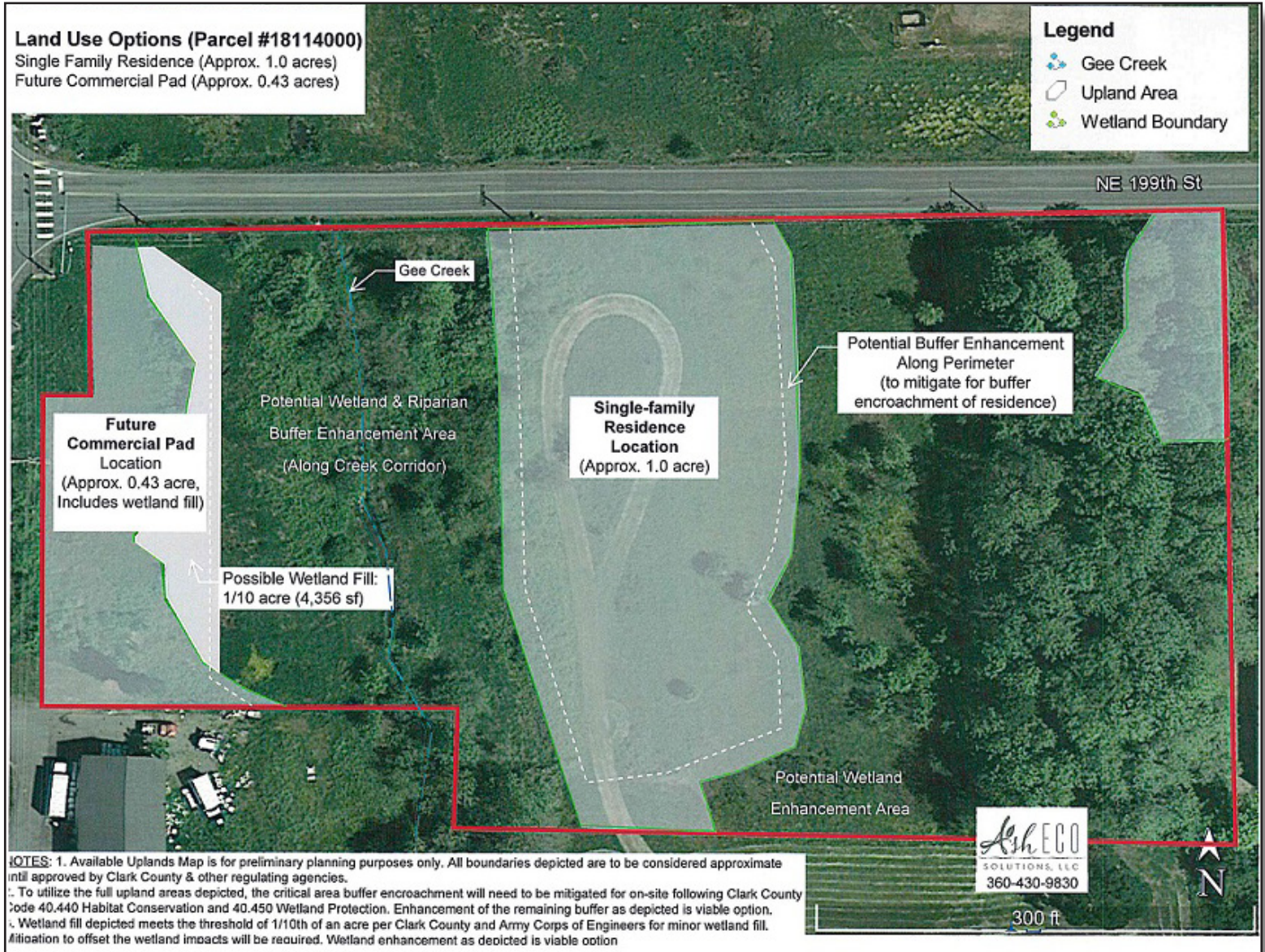


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# UPDATED LAND USE OPTIONS



6/2018

*\* Property has easy access, on a direct traffic route, and a great potential for many uses. Includes a 1 +/- AC Home Site*



# AREA INFORMATION

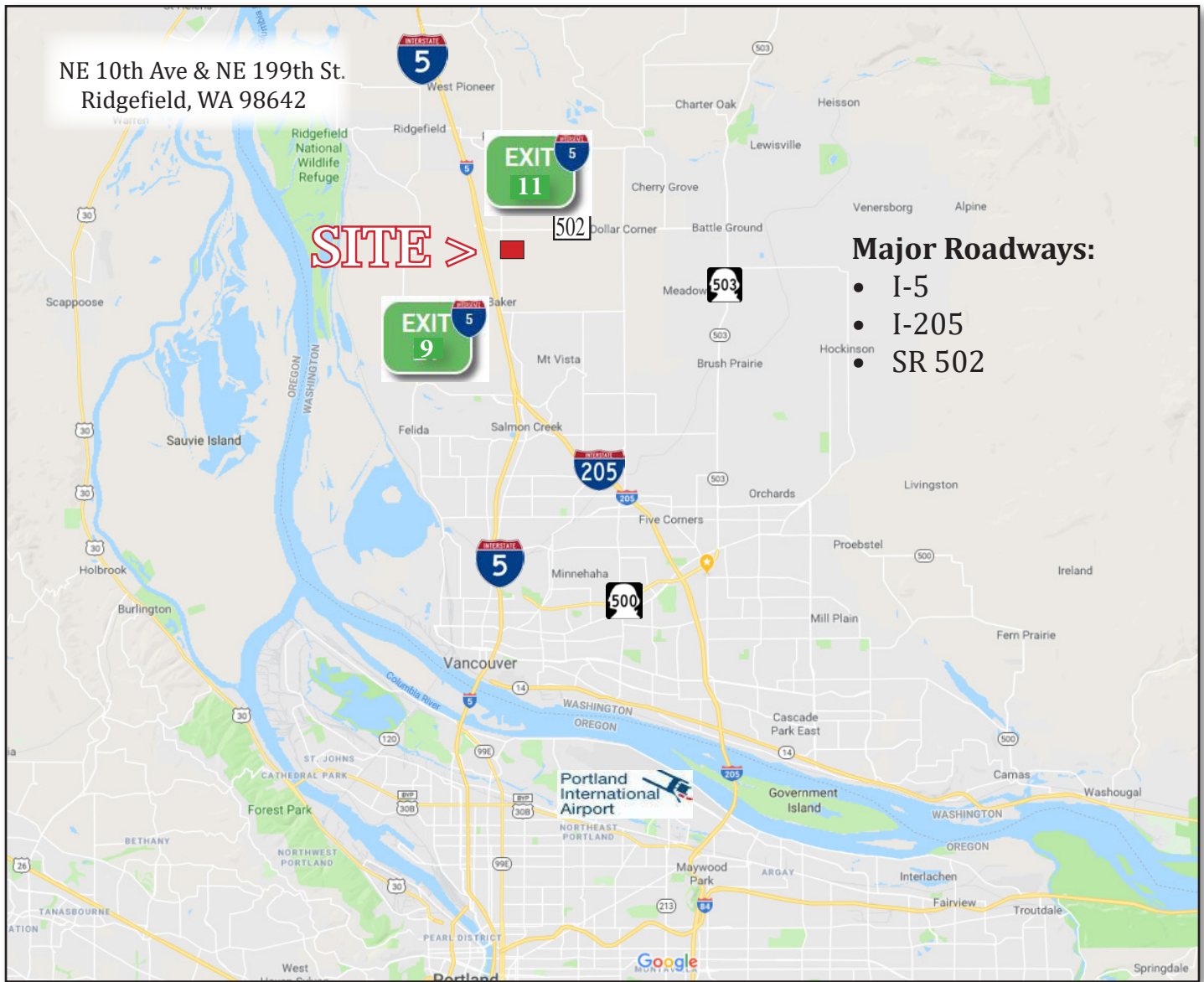


## 4.19 AC Parcel

- Located on the Corner of NE 10th Ave & NE 199th St.
- A Main Traffic Route North & South Bound, 4-Way Traffic Signal with Turn Lanes.
- Can be Accessed from I-5 from Exits 9 or 11, North & South Bound.
- Directly Across NE 10th Ave is former Shorty's Nursery.
- The Immediate Area is Dotted with Small Businesses, a Gas Station, Restaurant, Quick Market, Veterinarians, Feed Store, Truck Transfer etc.

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# AREA HIGHWAYS



## Area Demographics - 3 Mile Radius

Population 19,633

Traffic - I-5 Exit 9

2019 ADT 110,000