

RETAIL PROPERTY FOR SALE



# 112 W Cota St

SHELTON, WA



SALE BROCHURE

**KW COMMERCIAL**

7525 28th Street West

University Place, WA 98466

*PRESENTED BY:*

**MICHAEL ARMANIOUS, CCIM**

Broker

O: 253.460.8640

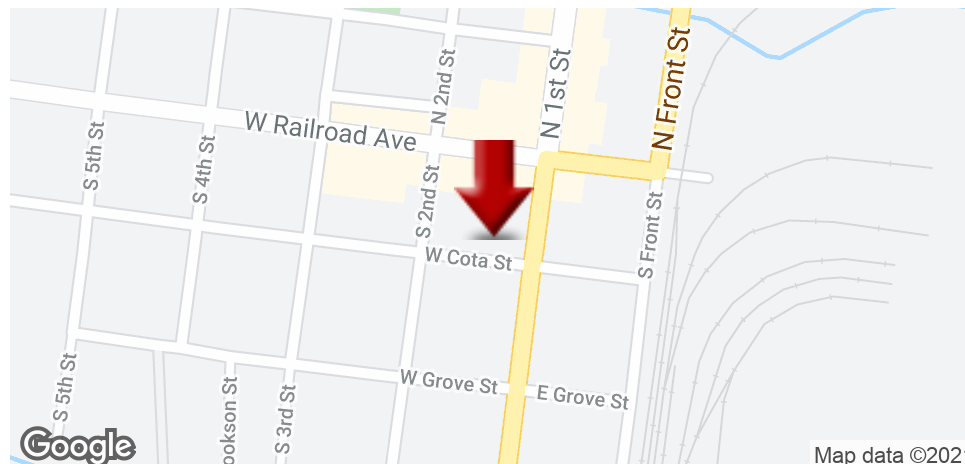
C: 253.988.6115

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WA #18346



112 W Cota St, Shelton, WA 98584



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$199,950
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	3,049 SF
<b>BUILDING SIZE:</b>	1,500
<b>ZONING:</b>	Commercial
<b>PRICE / SF:</b>	\$133.30

## PROPERTY OVERVIEW

This 1920 commercial building is in a high traffic area in the heart of Shelton! Centrally located near restaurants, gas, coffee and post office. This versatile space can be used for retail, gallery, or anything your imagination can come up with! Previous uses include, antique store, printing shop and dojo. The wide open space and high ceilings can be transformed into the commercial space you desire. Plenty of street parking and easy access. 3 year old furnace and roof maintenance recently performed.

## LOCATION OVERVIEW

Located in the heart of downtown Shelton. On the corner of N 1st St & W Cota St.

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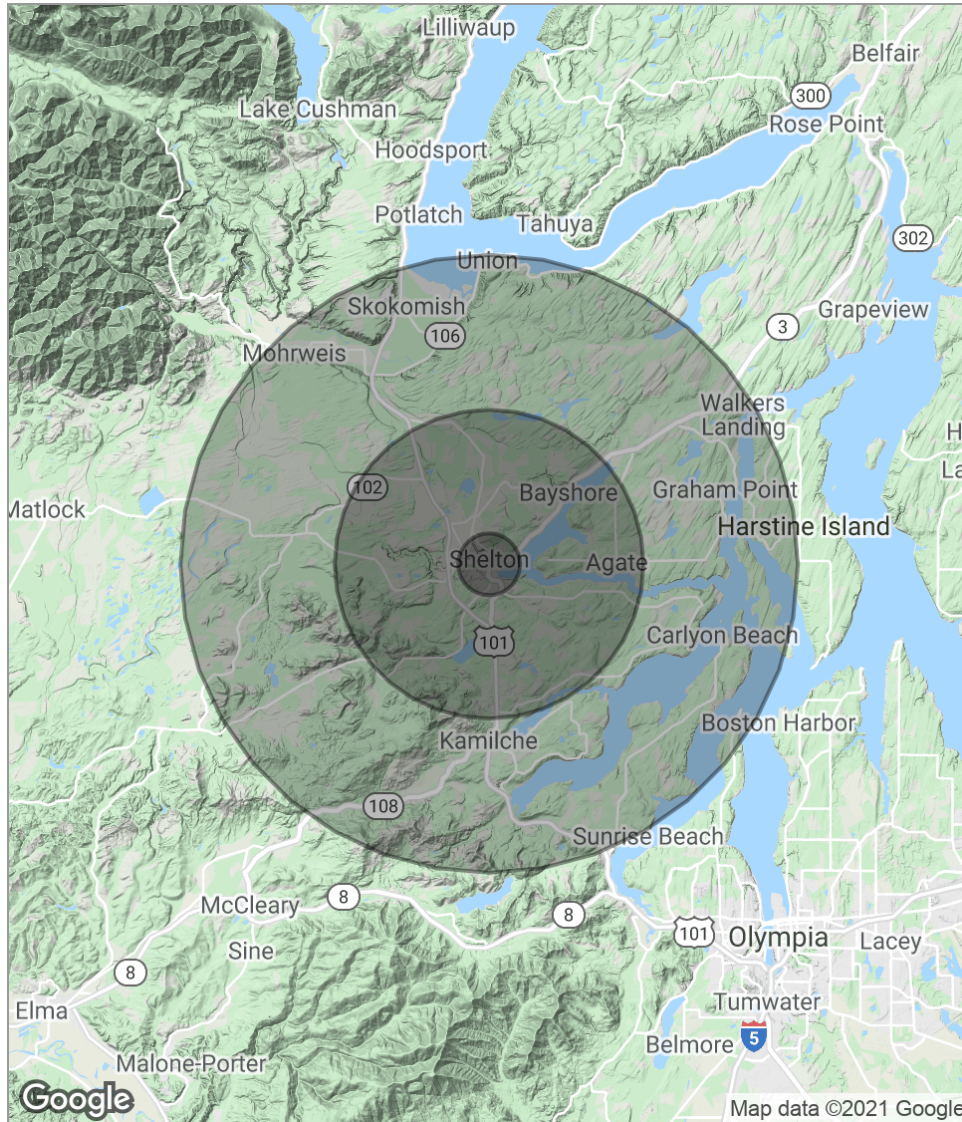
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	3,720	25,618	45,007
Median Age	35.6	38.4	41.3
Median Age (Male)	33.0	37.0	40.2
Median Age (Female)	39.2	39.9	42.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,277	8,731	16,194
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$44,808	\$48,839	\$55,831
Average House Value	\$178,328	\$209,831	\$249,513

*\* Demographic data derived from 2010 US Census*

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## SHELTON, WA

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