



108 S. Washington St.



109 S. Oak St.

The 3,800± square foot commercial building at 610 W. Main Street is on a 7,297± square foot site and had one tenant, the El Agave Mexican Grocery, which has since vacated the space. The remainder of the building, which totals 2,500± square feet, has a storefront and is also vacant.

There are three structures located on the 108 S. Washington Street on a 14,560± square foot site, including a two-story building with a total of 4,344± square feet. The main level is vacant and was to be divided into four commercial spaces, but is unfinished. The upper level of the building is 1,200± square feet and contains a three bedroom, two bathroom apartment which is currently leased at \$600 per month. A 2,000± square foot wood-frame storage/shop building is at the rear of the site and has no heating or lighting. There is also a 690± square foot garage in poor condition near the building. Both the shop and garage have access from S. Washington Street. The property could be renovated for a combination of live/work space for artists, or other craftsman.

The two bedroom, one bathroom home, at 109 S. Oak Street, is on a 6,001± square foot site, was built in 1880, and is vacant. The home is in need of repair to both the roof and electrical system. The back porch had been used as a hair salon and there is a one-vehicle carport attached.

The parking lot at the rear of the home is used to serve the commercial building at 610 W. Main Street.

Centralia College's 30± acre campus is located a block south of the property and the popular McMenamens Olympic Club, with hotel, theatre, pub and brewery, is within a five-minute walk of the property.

LOCATION: in Centralia, Washington:  
 610 W. Main Street - APN 000460002000  
 108 S. Washington Street – APN 000463000000  
 109 S. Oak Street – APN 000460003000

**SEALED BIDS DUE NO LATER THAN 5:00 PM, MAY 20, 2015**