



PUBLISHED RESERVE: \$775,000

LAST ASKING: First Time Offered

SIZE: 8,952± Square Foot Building on .62± Acre Site

ZONING: General Commercial

PROPERTY INSPECTION: Call Auction Information Office to Arrange

FINANCING: None – All Cash

DESCRIPTION: This 8,952± square foot commercial building is located at the signalized intersection of NE 139th Street and NE 20th Avenue in the Salmon Creek neighborhood of Clark County. The new six-story, 460,000± square foot Legacy Salmon Creek Hospital is situated east of the property, along 139th Street, and employs over 600 people. In addition to health-care based services within the neighborhood, there are many commercial and retail uses which include a Fred Meyer One Stop Shopping Center, Salmon Creek Business Park, and new multi-family and single family residences.

Recent growth in the neighborhood is as a result of a release of a construction moratorium originally imposed due to heavy traffic and congestion near the Interstate 5 and I-205 interchange. The moratorium was lifted after \$140 million of improvements was funded to improve traffic flow, and new construction within the neighborhood resumed in 2011.

The property, formerly operated as a Miller Paint Store, was acquired by Clark County as part of the Interstate 5/NE 139th Street Interchange

project which was completed in the Fall of 2014. Traffic flow improved significantly, providing direct access to Legacy Salmon Creek Hospital along NE 139th Street, to the east of I-5. These traffic improvements impacted the property due to the need to acquire some of the land that had been used for parking. There may be opportunity to add additional parking spaces along the back of the building by the loading dock. There is an easement with the state of Washington, immediately west of the site, for maintenance of a storm water facility. Please see Supplemental Information Package.

The 8,952± square foot building was built in 2000 using concrete block construction and steel columns. There is store front glass in the northeast corner, and some exterior glass on the east side. The interior has been gutted and is primarily in shell condition. The building will require a complete restoration of the electrical system. The building has 4,164± square feet of space in the northern portion that had been used for retail operations, and 4,788± square feet of warehouse/storage space in the southern portion of the building.

The property is zoned General Commercial which allows for a variety of uses including professional, medical office and retail/service use. Sale of the property is subject to a right of first refusal by an adjoining property owner.

LOCATION: 13800 NE 20th Avenue, Vancouver , Washington

SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015