



1553 Bishop Rd , Chehalis 98532

List Price: \$735,000

Live, work, and invest—all in one unique opportunity! This grandfathered residential property offers the comfort of a spacious home with the added advantage of General Commercial zoning, giving you incredible flexibility now and into the future. Whether you're looking to run a home-based business, create a live/work setup, or simply secure a property with long-term upside and potential for additional income, this one checks the boxes. The solid one-story mid century home features over 2,300 sq ft of living space, including original hardwood floors protected under the carpets. The layout provides versatility for everyday living, a home office, or client-facing space, tailor it to fit your lifestyle and goals. Situated on a flat, usable 1.3-acre lot with peek a boo I-5 visibility, you'll benefit from easy access, exposure, and room to expand. Plenty of space for parking, outbuildings, or future improvements. Located within the city UGA, this property offers both immediate livability and future potential, ideal for buyers who want more than just a home. A rare chance to enjoy residential comfort today while positioning yourself for business or investment opportunities tomorrow (buyer to verify intended use).

Directions : **Use GPS. Bishop Rd between Exit 76 and 74.**

Presented By: **Melinda Ware on behalf of The Ste**
Contact: (360) 539-5166
Fax: (360) 252-6487
Email: melinda@heatherstewartrealty.co

Blade Realty LLC
4313 6th Ave SE Suite B
Lacey WA 98503
Email: joe@thebladegroup.org



MLS#:	2517852	Site Features:	Electric Car Charging, Outbuildings, Patio
Year Built:	1959		
Sub Type:	Residential	Lot Details:	
Tax ID:	017705001000	View:	
Beds:	3	Roof:	Composition
Baths:	1.75	Style Code:	10 - 1 Story
Approx Square Feet:	2,344 sf	Total Covered Prkg:	2
Lot Sqft (approx):	57,499 sf	Parking Type:	Carport-Attached
Lot Acres (approx):	1.320	Exterior:	Brick, Wood, Wood Products
County:	Lewis	Interior Features:	Bath Off Primary, Dbl Pane/Storm Windw, Dining Room
Community:	Chehalis		
School District:	Chehalis		
Elementary School:		Energy Source(heat):	Electric, Wood
Junior School:		Heating/Cooling:	
Senior High School:		Floor Covering:	Vinyl, Wall to Wall Carpet
Bldg./Complex/Proj:		Appliances That Stay:	Dishwasher(s), Stove(s)/Range(s)
Monthly Dues:	\$0		
Annual Taxes:	\$4,140	Lot Topog/Veg:	BrushFruit TreesGarden SpacePasture
Potential Terms:	Cash Out, Conventional		

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