Lease Listing Information

COMMERCIAL BUILDING WITHIN THE 9TH AVE. COMMERCIAL CORRIDOR DISTRICT

412 S. 9th Avenue
Walla Walla, Washington

Listed By:

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This information is deemed reliable but not guaranteed. Under no circumstances should the information contained herein be relied upon by any person in making a decision to purchase any of the described properties. Be advised prospective purchasers to verify all information in regard to the property by their own independent investigation.

Associated Appraisers of Walla Walla, LLC
2 West Main Street
Walla Walla, WA 99362
Firm #21010246

For Lease - 412 S. 9th Avenue
Walla Walla, Washington

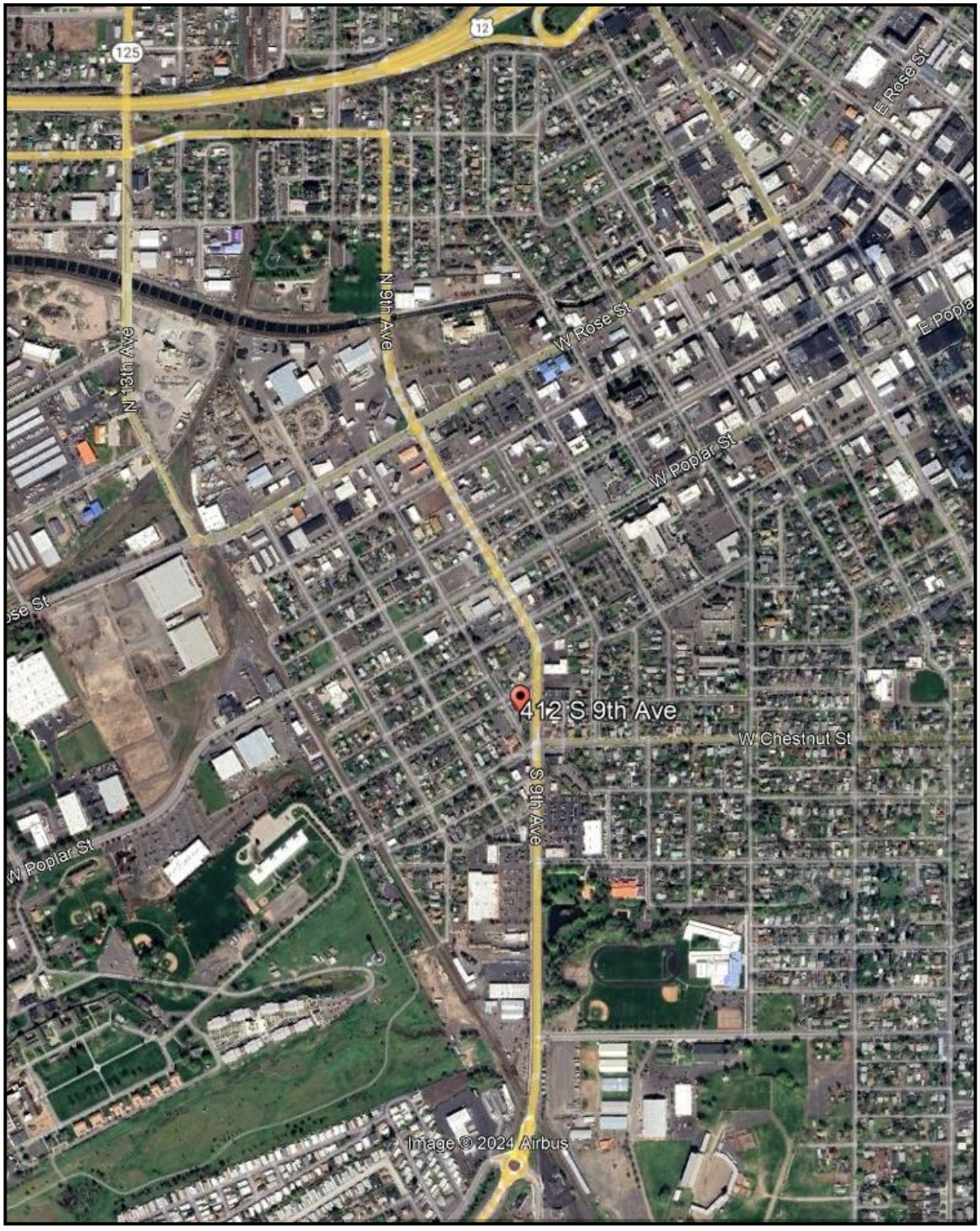
Associated Appraisers of Walla Walla, LLC is pleased to present for lease a commercial retail/office building. Located on Hwy 125, also known as S. 9th Avenue, this 6,565 square foot building is located in the heart of the 9th Ave business corridor. The location is offered excellent visibility and access from S. 9th Avenue, western Walla Walla's main north/south thoroughfare, boasting an average annual daily traffic count of 18,000, and is provided with a public transit stop. Several fast-food restaurant chains and active retail buildings surround the area. The building contains a large showroom, 2 showroom offices and 1 back office, 2 ADA compliant restrooms, and a storage room. There is a large pylon sign on the property which is available for the tenant's marketing.

It is offered at $15.50 per square foot/year, NNN lease. Owner is open to owner/tenant improvements. This is potentially divisible.

Looking North Adjacent to S. 9th Ave. (Hwy 125)

For Lease - 412 S. 9th Avenue
Walla Walla, Washington

Google Earth Maps



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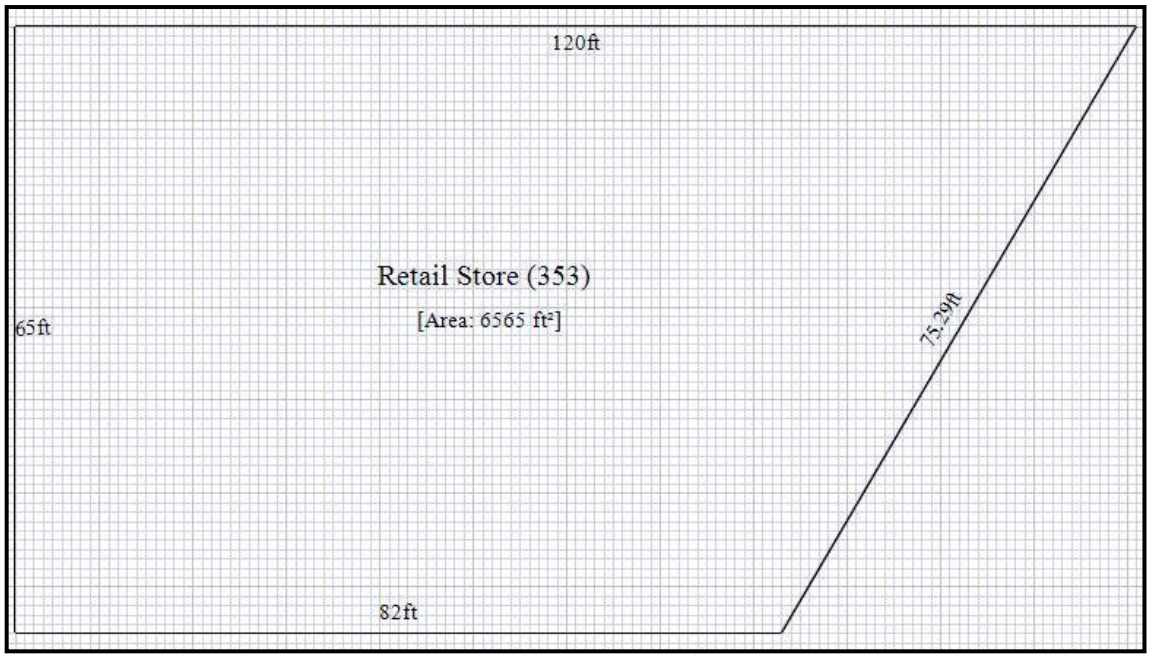
Walla Walla County Sketch



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Looking North

For Lease - 412 S. 9th Avenue
Walla Walla, Washington

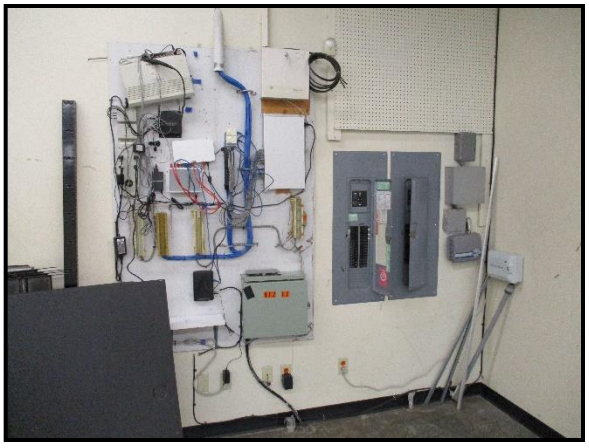
Exterior

For Lease - 412 S. 9th Avenue
Walla Walla, Washington

Interior

For Lease - 412 S. 9th Avenue
Walla Walla, Washington

Interior



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Additional Parking Area

Street View with Sign

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Zoning

The property is located within the City of Walla Walla and zoned Highway Commercial.