

Owner-User or Redevelopment Opportunity

310 Railroad St NW, Yelm WA 98597



SALE PRICE:
\$349,999

ZONING:
C-1 Commercial

LOT SIZE:
+/- 15,681 Sq Ft
(0.36 Acres)

EXISTING BUILDING:
+/- 3,800 Sf

THE OPPORTUNITY

Rare opportunity for either an owner user or to redevelop. Property is currently owner occupied as a thrift shop along with u-haul authorized dealer and owners are willing to close/transfer the business with the property or provide it fully unencumbered. Property has a loading dock. The property is zoned to allow for uses such as food, banking, medical/dental, child/day-care, stand-alone or multi-tenant retail or commercial.



Christian Decker

(206) 283-5212
www.wccommercialrealty.com

WCCR

West Coast Commercial Realty

**Retail
Commercial
Specialists**

DISCLAIMER: The above information has been secured from sources believed to be reliable, however, no representations are made to its accuracy. Prospective tenants or buyers should consult their professional advisors and conduct their own independent investigation. Site plan and configuration are subject to change. Properties are subject to change in price and/or availability without notice. West Coast Commercial Realty, LLC

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*Ideally located near the intersection of Highway 507 and Highway 510
in the heart of Yelm's Commercial Core*



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DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 6,590
3-Mile: 15,639
5-Mile: 22,413
10-Mile: 74,935

AVERAGE HOUSEHOLD INCOME

1-Mile: \$72,881
3-Mile: \$74,382
5-Mile: \$74,620
10-Mile: \$81,936

TRAFFIC COUNTS



Estimated

17,000
vehicles per day

on Highway 510 at
N 1st Street



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