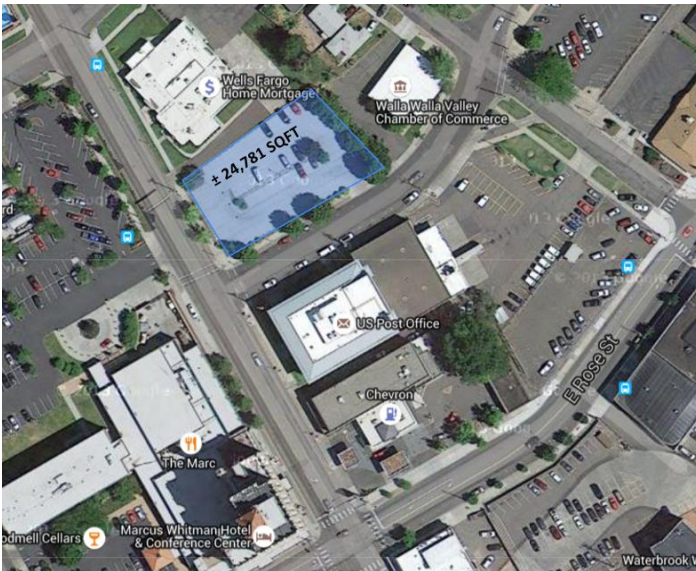


2nd Avenue Property Downtown Walla Walla Walla Walla, Washington

The 2nd Avenue Downtown Walla Walla Property is approximately 24,781 SQFT commercial lot located in the northern entrance of Downtown Walla Walla, Washington. The property is development ready and is approximately 1/16th mile south from U.S. Highway 12 and approximately 3 miles from the Walla Walla Regional Airport. The property is adjacent to the Marcus Whitman Hotel & Conference Center and is located in the Downtown Walla Walla Business District.



<u>Sale Price:</u>	\$699,000
<u>Size:</u>	± 24,781 SQFT.
<u>Zoning:</u>	Central Commercial – City of Walla Walla
<u>Utilities:</u>	Electrical: Pacific Power
	Water: City of Walla Walla
	Sewer: City of Walla Walla
	Gas: Cascade Natural Gas
	Telephone: Century Link Communications
<u>Transportation:</u>	Highway: U.S. Highway 12 – 1/16th mile
	Airport: Walla Walla Regional Airport - 3 miles

For more information, contact Pat Reay or Paul Gerola at the Port of Walla Walla at 509-525-3100 or by email at pr@portwallawalla.com or pg@portwallawalla.com.