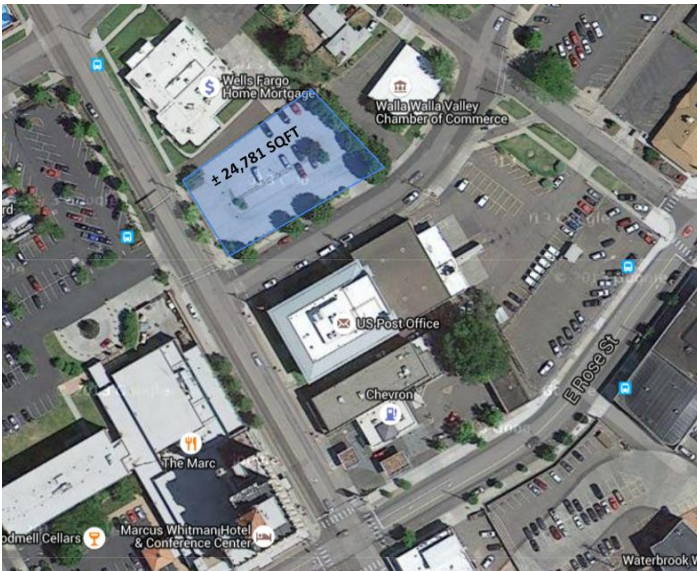


# 2<sup>nd</sup> Avenue Property Downtown Walla Walla Walla Walla, Washington

The 2<sup>nd</sup> 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 1/16<sup>th</sup> 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.



<b><u>Sale Price:</u></b>	<b>\$619,000</b>
<b><u>Size:</u></b>	<b>± 24,781 SQFT.</b>
<b><u>Zoning:</u></b>	<b>Central Commercial – City of Walla Walla</b>
<b><u>Utilities:</u></b>	<b>Electrical: Pacific Power</b>
	<b>Water: City of Walla Walla</b>
	<b>Sewer: City of Walla Walla</b>
	<b>Gas: Cascade Natural Gas</b>
	<b>Telephone: Century Link Communications</b>
<b><u>Transportation:</u></b>	<b>Highway: U.S. Highway 12 – 1/16<sup>th</sup> mile</b>
	<b>Airport: Walla Walla Regional Airport - 3 miles</b>

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](mailto:pr@portwallawalla.com) or [pg@portwallawalla.com](mailto:pg@portwallawalla.com).