

E Wine Country Portfolio

501 & 525 E Wine Country and N Birch Ave./Washington St.
Grandview, WA 98830

LISTING PRICE

\$1,300,000



RUSS ROBERTS, CCIM

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**501 & 525 E Wine Country
and N Birch Ave./Washington St.**
SUBJECT PROPERTY

O'Reilly
AUTO PARTS

DOLLAR TREE

Tepeque

SAFeway **redbox.** Starbucks

Wine Country
AUTO SALES LLC

B.A.D.
Brewed Awakening Deli

INTERSTATE
82



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This unique 3.81-acre property on the main corridor in Grandview offers a combination of industrial utility, a 1800sf shop space with an EPA approved 15x50 paint booth inside the shop, and a potential on-site residence, or office all within a fully fenced and secured yard. Zoned light industrial, this is an ideal location for an owner-operator business seeking a dedicated work facility with a residential component or a clear pathway for full commercial redevelopment.

Property Details

Price	\$1,300,000
Parcels	<ul style="list-style-type: none"> • 525 E Wine Country Rd: House + Shop • 501 E Wine Country Rd: 0.77 acres Light Industrial Land • N Birch Ave/Washington St: 2.54 Acres Light Industrial Land
Total Parcel Size	3.81 acres
Zoning & Use Flexibility	Light Industrial Land, office, retail, or redevelopment
High-Traffic Corridor	Strong visibility along Wine Country Rd
Established Commercial Area	Surrounded by retail, logistics, and service businesses
Detached Shop Building	Great for storage, operations, or contractor use
Expansion Potential	Room to build additional structures or consolidate holdings

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Investment Highlights

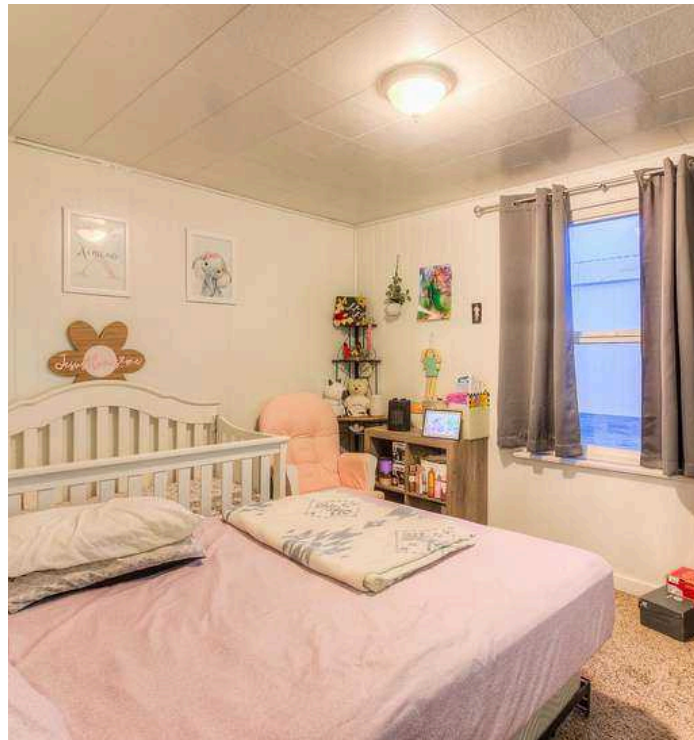
Situated in the heart of Grandview, WA, this property enjoys a prime location within Washington's acclaimed Wine Country region, known for its growing viticulture, agribusiness, and tourism economy. Grandview sits strategically between Yakima and the Tri-Cities, offering seamless access to I-82 and SR-22, making it ideal for regional distribution, logistics, or service-based businesses. The immediate area is seeing strong growth, with expanding residential neighborhoods, new commercial development, and a supportive local government eager to attract new investment. Nearby retail centers, restaurants, and essential services add to the site's appeal, offering convenience for both customers and employees. Whether for an owner-user or investor, the location presents an excellent opportunity to capitalize on both current demand and long-term area growth.



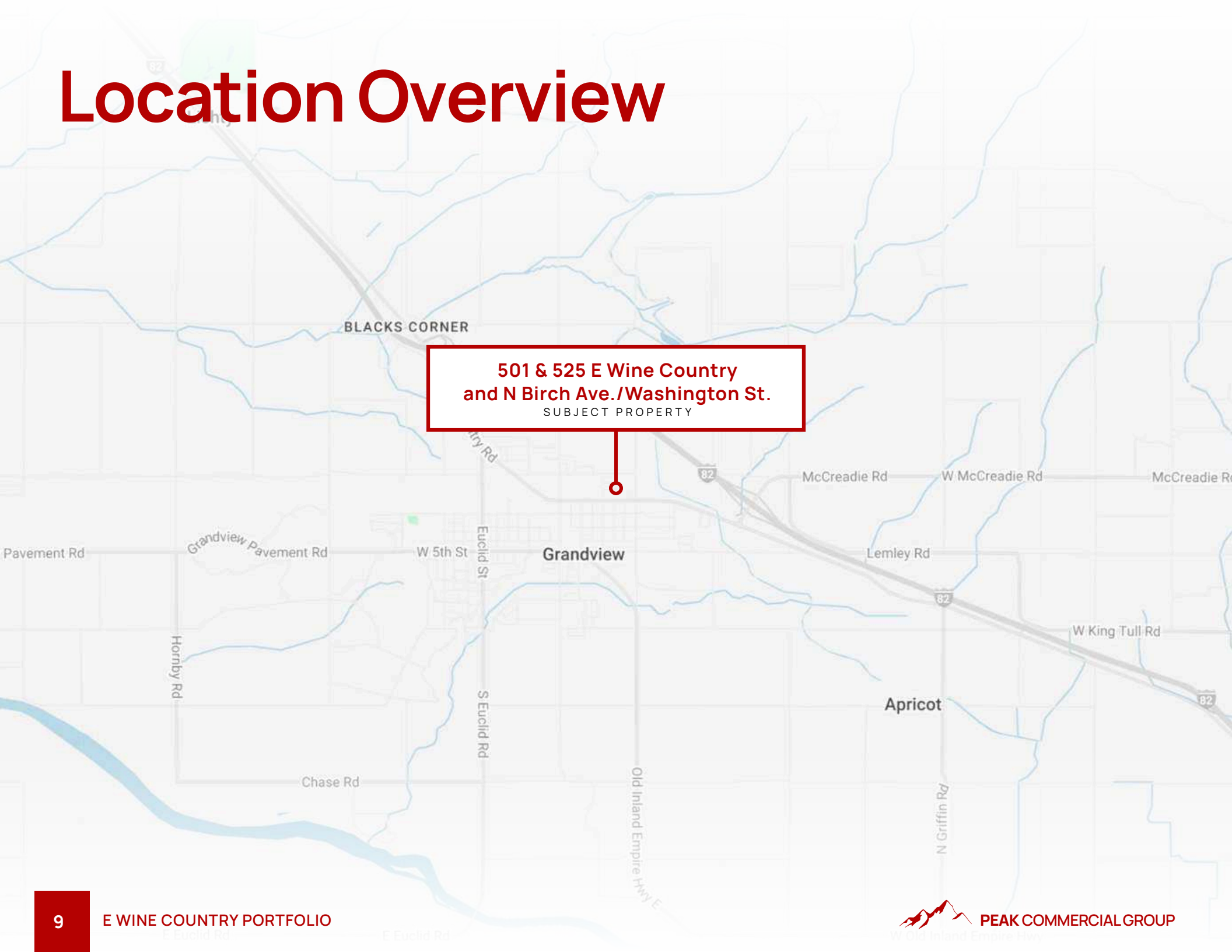








Location Overview



Points of Interest





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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.


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