



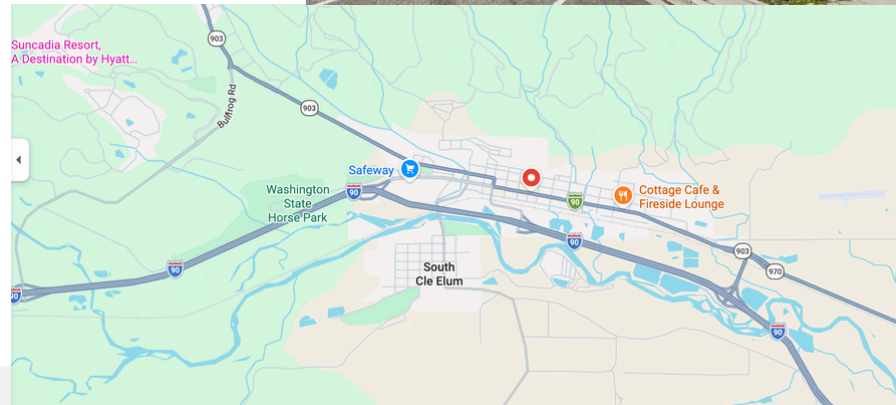
EXCLUSIVE RETAIL/OFFICE OFFERING

305 E. 1ST ST
CLE ELUM, WA 98922

\$595,000

INVESTMENT HIGHLIGHTS

- Updated and well-serviced utilities with records dating back to construction in 1920
- Long-term, reliable tenant in place on lower level with opportunity to raise rent in future
- Upper level available for tenant or owner occupancy
- Zoned for commercial uses, with rear loading access
- Located in the historic downtown core with walkable shopping and dining
- Historic interior architectural finishes
- Well-positioned on the heavily-travelled I-90 route between Seattle, and inland urban / agricultural points, as well as the quickly-developing data center hub of Quincy, WA



\$595,000

7000 Rentable SF



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305 E. 1ST ST
CLE ELUM, WA
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Don't miss this exciting opportunity to own a piece of downtown Cle Elum. This approximately 7,000 SF building is being offered for sale by its original builders and owners. Don't let the history fool you—the building has updated electrical, updated sewer piping, modern HVAC that has been regularly serviced, and has been well maintained throughout its ownership.

Approximately 3,500 SF on the lower level is occupied by a long-term tenant, while the approximately 3,500 SF upper level is ready for your vision. Upstairs features two large meeting/assembly rooms, a residential-style kitchen, a bathroom, and multiple storage areas.

Zoned General Commercial, the property offers flexibility for a variety of potential uses and includes rear access, a loading area, limited on-site parking, and additional street parking. Whether you're looking for an investment, an owner-user opportunity, or a property to transform over time, the possibilities for this unique space are limited only by your imagination.



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