



LAND FOR SALE

2050 NW Louisiana Avenue, Chehalis

www.rants-group.com



\$4,552,020 - \$11.00 psf

**Great Retail Land with Interstate 5 Exposure
9.50 Acres (Divisible) Situated to the north of I-5 Toyota
SEPA Approved for Retail Development
Fully Filled and Graded - Not in Flood Plain
Zoned General Commercial**

**Neighboring Tenants Include: I-5 Toyota, Wal-Mart,
Walgreens, Radio Shack, Wendys, McDonalds & Other National Tenants**

The Rants Group
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Commercial Agent
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I-5 Retail Land

CBA ID #: 464482
For Sale



I-5 Retail Land
2050 NW Louisiana Ave
Chehalis WA 98532
Lewis County
Mkt Area 720: Chehalis
[Property Website Link](#)

List Price: \$ 4,552,020
Status: Available
Asset Class: Retail, Land

Listing Information

Days on Market: 15
Land \$/SF: \$ 11.00
Land \$/Acre: \$ 479,160
SOC: 2.5
SOC Exclusions: No
Call Listing Agent: No
View With Discretion: No

Property Information

Tax ID #s:
021612011002
Sprinklers: No
Structure on Site: No
Owner Will Build to Suit: No

Sustainability/Green Building

LEED Cert: No
Energy Star Cert: No

Land Information

Total Land SF: 413,820
Acres: 9.50
Zoning: GC
Dividable: Yes
Land Use: Retail

Additional Information

Listing Comments

Great retail land site with Interstate 5 exposure. Exit I-5 at exit 79. 9.50 acres situated to the north of I-5 Toyota. SEPA approved for retail development, fully filled and graded out of the flood plain. Neighboring tenants include I-5 Toyota, Wal-Mart, Walgreens, Radio Shack, Wendys, McDonalds and others.

Contact Information

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Listing Office: Rants Group, The **Phone:** (360) 943-8060 **City:** Olympia WA

Asset Class Information - Land

Land Details:		Access:		Utilities:	
Topography:	Flat	Access From:	Louisiana	Sanitary Sewer:	Yes
				Water:	Yes
				Electricity:	Yes
				Storm Sewer:	Yes

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