

sds

COMMERCIAL

# Retail Land For Sale

170 N 9<sup>th</sup> Avenue  
Walla Walla, WA

\$1,440,000

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# RETAIL LAND FOR SALE

- \$1,440,000 (\$12.50 SF)
- 2.64 Acres: 114,998 SF Gross Land/111,170 SF Net Land
- Parcel: 360719630222
- Utilities: All utilities are available including sewer, water, natural gas, electricity, and a variety of communications services.
- Topography: Generally, level.
- Local Access: Great local access from 9th Avenue and East Rose Street, with good neighborhood access provided by a variety of city paved/maintained arterials.
- Regional Access: Excellent regional access with Highway 12 running east/west through the neighborhood, and Highway 125 running south out of Walla Walla into Oregon.
- Restriction: No bank use.
- Taxes \$5,013.23 (2021)
- Zoning: IL (Light Industrial/Commercial) The IL zone allows nearly all Retail uses.
- Access: One dedicated entrance directly off 9th Avenue, then another easement access off 9th which leads to another dedicated entrance.
- Frontage: 350' of frontage along 9th Avenue.
- Sidewalks and landscaping required by the City of Walla Walla along 9th Avenue already completed.

