

Commercial 1 Page Detail

As of: 10/02/2023 10:03 PM

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Coop Brk Comp **3**
 Listing Type **Excl Right to Sell**
 MLS Entry Only **No**
 Limited Svcs **No**
 IDX Include **Y**
 Realtor.Com **Yes**
 REO/Lndr Own **No**
 1031 Exchange



Address **206 W Railroad Ave** List Price **\$330,000** List # **202321619**
 Addr2/Unit List Date **9/8/2023** Status **Active**
 Town **Odessa** Sec **8** Twp **21** Rng **33** Begin Showing Bump Clause
 County **Lincoln** Zip **99159** **WA** Parcel # **0500000010000** Zone Dupl Lstg **No**
 Area/Grid **A933/107** Subdiv #Blks N/S #Blks
 FIRPTA
 Schools: JrH SrH Sch District **Odessa** Assd Sq Ft Yr Built **1960**
 Acres MOL **0.90** Apx Lot Size **39,252** Lot Dimen **X** Tot Apx SF **28140** Yr Rem
 Wtrfront Prop Frontage Body of Water Name Taxes **4,204** Spec Tax Des

Business Opportunity Yes	Real Property Yes	Lease No	Who Pays costs T=Tenant / L=Landlord	
Annual Lse Rate by SqFt	Annual 3-Net Rate by SqFt		Maint Structural	Real Prop Ins
Annual CAM Rate by Sq Ft	OR Total Gross Lse Rate Mo		Maint Roof	Liability Ins
Lease Term Yrs			Maint Ext Walls	Utilities
Building Size Space Avail	Use Type		Maint	R.E. Tax
Whse Cng Height	Loading Dock	Drive In Drs	#Onsite Parks	#Stories
Hazardous Materials			Maint Interior	Common Area
			Maint Heat A/C Sys	

Access **Easement, Gravel** Lot Info **Level, Oversized, Surveyed**
 Basement **Slab** Outbldgs **Shop**
 Exterior **Metal** Roof **Metal**
 Features Site Imprv **Pub Sewer, Swr Conn, Pub Wtr**
 Garage **Othe** Car Carport Size Terms **Cash**
 Heat **See Remarks** Wtrfrt Prop
 Possess Clsg Agt
 Power Co Water Co

Commercial building located in the commercial/industrial area of Odessa close and easy access to the Hwy with access to BNSF rail. Building offers 240v, 3 phase underground power. 16'h x 19'w grade level overhead door. Approx. 64' x 200' clear area in warehouse. 28' clear height ceiling. Truck drive thru potential. Approx. 2,000sf of office including restrooms, conference and lab area and private offices built out. Mezzanine area for storage above office. Total building is approx. 134' wide and 210' deep. Building could easily accommodate a number of uses.

Agnt **Title open at Frontier Title and Escrow, Davenport. Buyers and Buyers agents to verify all information. Power is currently off to Rmks building. Heat units attached in warehouse.**

Directions **Right on Highway 28 on the west side of Odessa. Turn N onto N Birch St and turn left into the gravel yard.**

Excludes **Virtual Tour - Non-Branded**

Contact name Showing Info **Lbx, Vacant, See Remarks, Text 1st**

Occupied by
 List Agt **Amber Zagelow - Main: 509-499-4942** Lic. # **132714** List Agt Email **amber@katzrealtyinc.com**

List Team
 List Ofc **Katz Realty, Inc. - Main: 509-725-1701** Lic. # **7752** List Office E-Mail **office@katzrealtyinc.com**

2nd List Agt **Cassandra Becker - Main: 509-768-0482**

Sale Agent Sale Office
 Input Date **9/8/2023 10:56** Original LP **\$330,000** Sale Price Sale Fin DOM **25**
 Off Mkt Date Status Chg Date **9/15/2023** Pending Date Closed Date

Information deemed reliable but not guaranteed.