



## Mixed Use Office/Residential

1623 Terminal Drive, Richland / Benton County  
MLS #277622

### Contact

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kirt@tippettcompany.com

## **SUMMARY**

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This mixed use offering includes an office building with residential space in the daylight basement. This 1+ acre offering includes a detached 1,030 sf (30x36) shop. The property is strategically located near highway access and amongst many high traffic commercial uses including: Columbia Basin Racket Club, Richland Auto Care Center, Gale-Rew Construction. The property's current use offers a tremendous opportunity for both working and living, working and potential rental income with the residential component of the building, and additional land for further potential development.

## **UTILITIES**

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Power: City of Richland

Water: City of Richland

Sewer: Onsite Septic (City sewer at street)

## **Price**

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**\$725,000.00**

Upstairs Office: 2,031 SF

Downstairs Apartment: 1,119 SF

**Total Building: 3,150 SF**

Detached Shop (30x36) 1,080 SF

Land: 1.10 AC

## **ADDRESS**

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1623 Terminal Drive, Richland, WA 99354

## **TAX PARCEL**

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1-0498-100-0008-004

## **ZONING**

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C-3 General Business

## **CONTACT**

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Kirt Shaffer

Office 509.545.3355

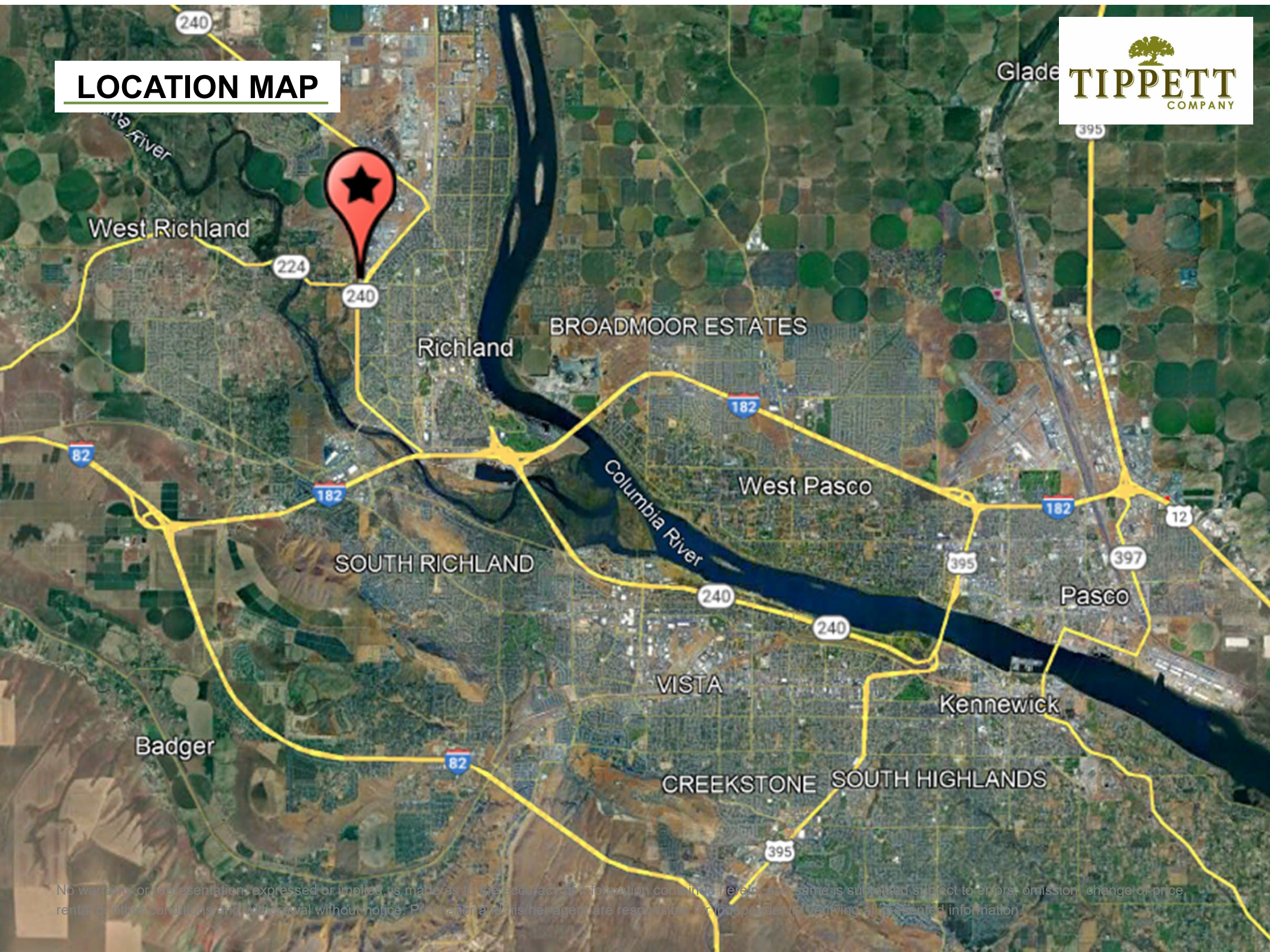
Mobile 509.521.9183

[kirt@tippettcompany.com](mailto:kirt@tippettcompany.com)

2815 St, Andrews Loop, Suite F

Pasco, WA 99301

# LOCATION MAP



No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omission, change of price, rental or other conditions and withdrawal without notice. Purchaser and his/her agent are responsible for independently verifying all presented information.

**AREA  
BUSINESSES**

Richland Airport 

**REDLINE  
Automotive**

**TIPPETT  
COMPANY**

 **Patio Covers  
UNLIMITED**

**PACIFIC  
PRIDE**

**N NORTH WEST  
W RESTORATION**

**HILINE  
HOMES**

**Bouncin' Bins  
Inflatable Rentals**

**PAC24 GYM**

  
Richland Animal Hospital

**SUBJECT  
PROPERTY**

**SHEPARD  
PLUMBING LLC**

**CBRC  
HEALTH & FITNESS**

**WOODS NURSERY  
SINCE 1965**

**360  
Automotive & Repair**

**GALE-REW  
CONSTRUCTION, INC**

**Cline  
Computers**

**Richland Riders Club**

**PAPAJOHNS®**

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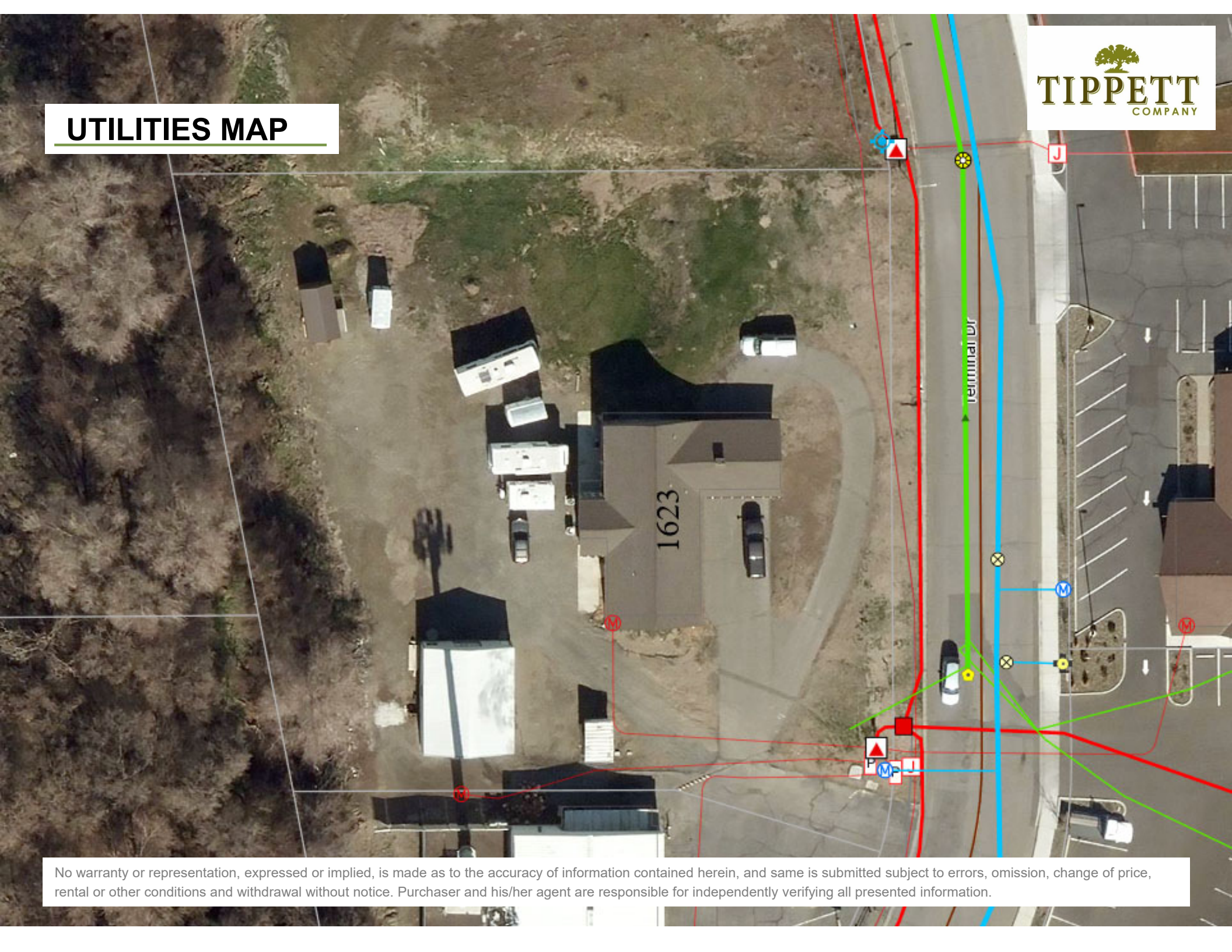


# ASSESSOR AERIAL VIEW



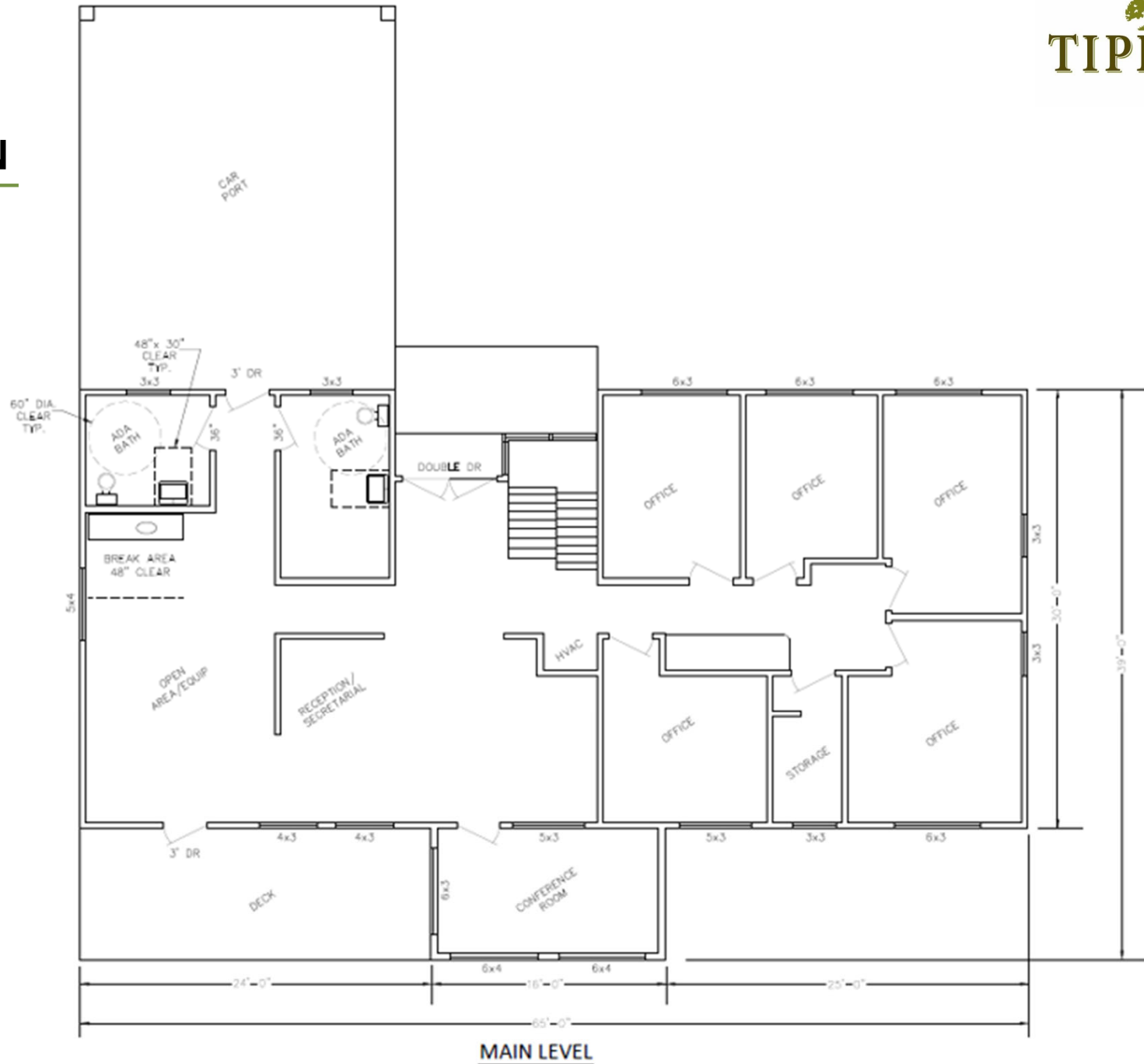
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# UTILITIES MAP



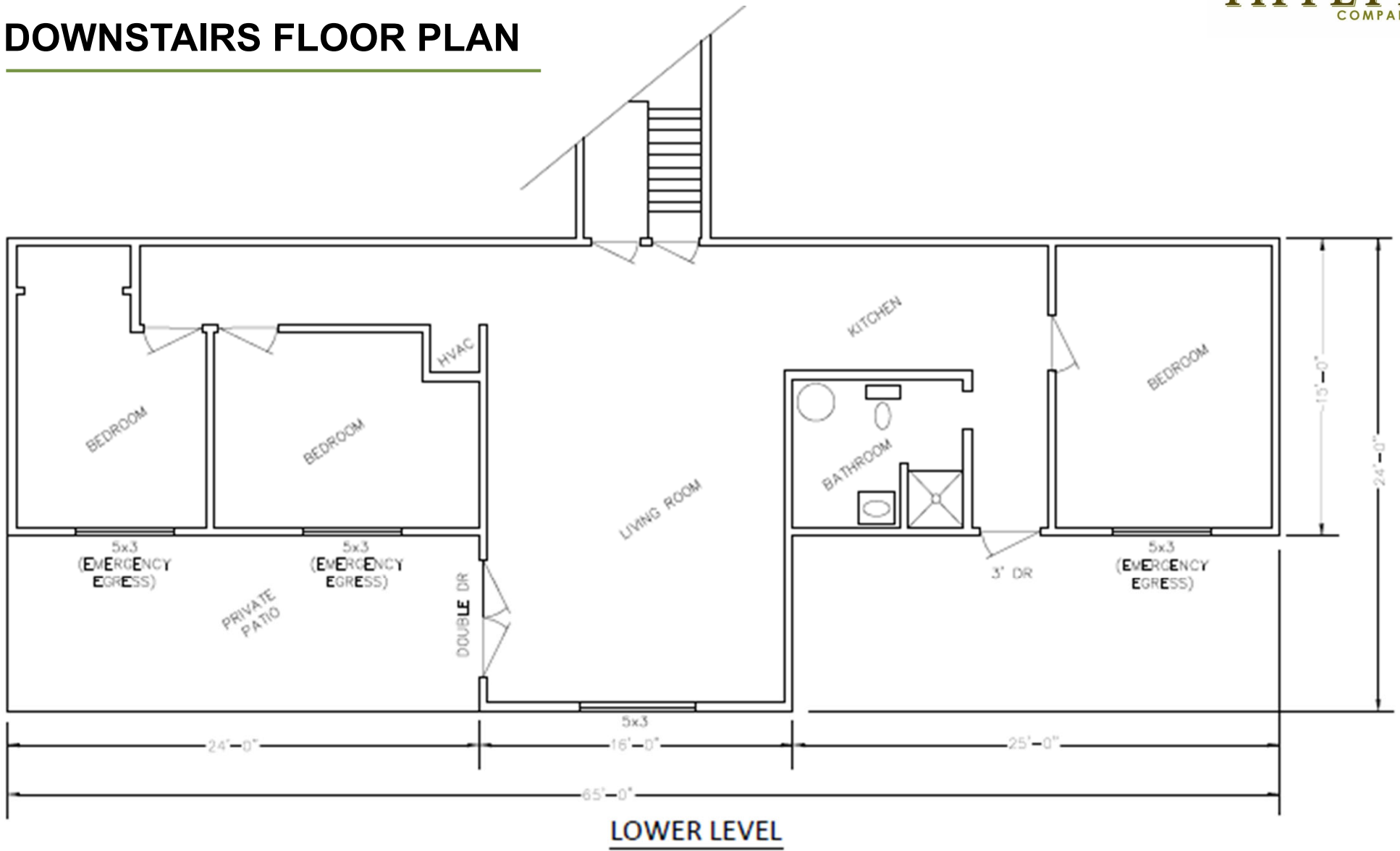
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# UPSTAIRS FLOOR PLAN



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# DOWNSTAIRS FLOOR PLAN



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# EXTERIOR & SHOP PHOTOS



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# UPSTAIRS PHOTOS



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