



Mixed Use Office/Residential

1623 Terminal Drive, Richland / Benton County
MLS #277622

Contact

Kirt Shaffer | 509.521.9183
kirt@tippettcompany.com

SUMMARY

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

Power: City of Richland

Water: City of Richland

Sewer: Onsite Septic (City sewer at street)

Price

\$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

1623 Terminal Drive, Richland, WA 99354

TAX PARCEL

1-0498-100-0008-004

ZONING

C-3 General Business

CONTACT

Kirt Shaffer

Office 509.545.3355

Mobile 509.521.9183

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®

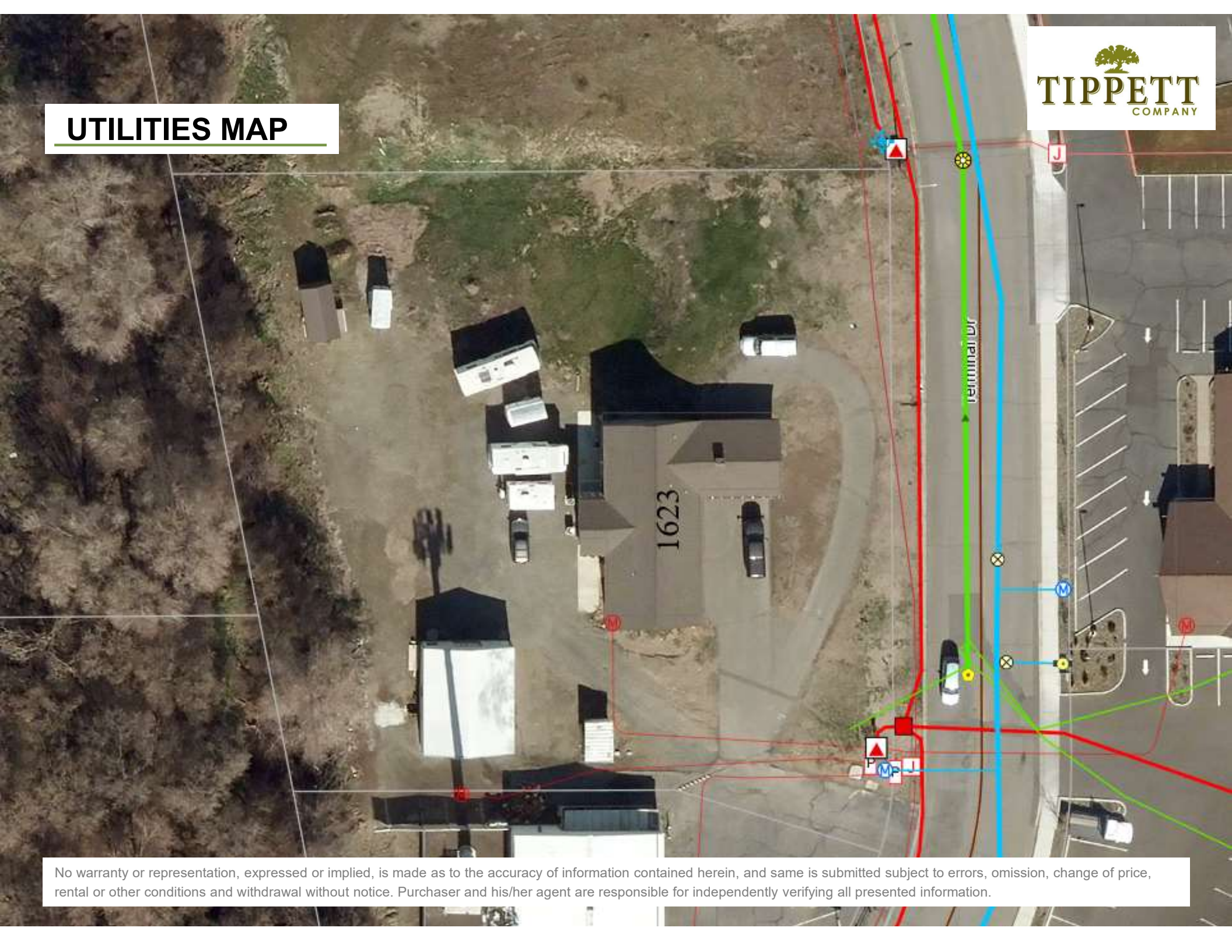
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ASSESSOR AERIAL VIEW



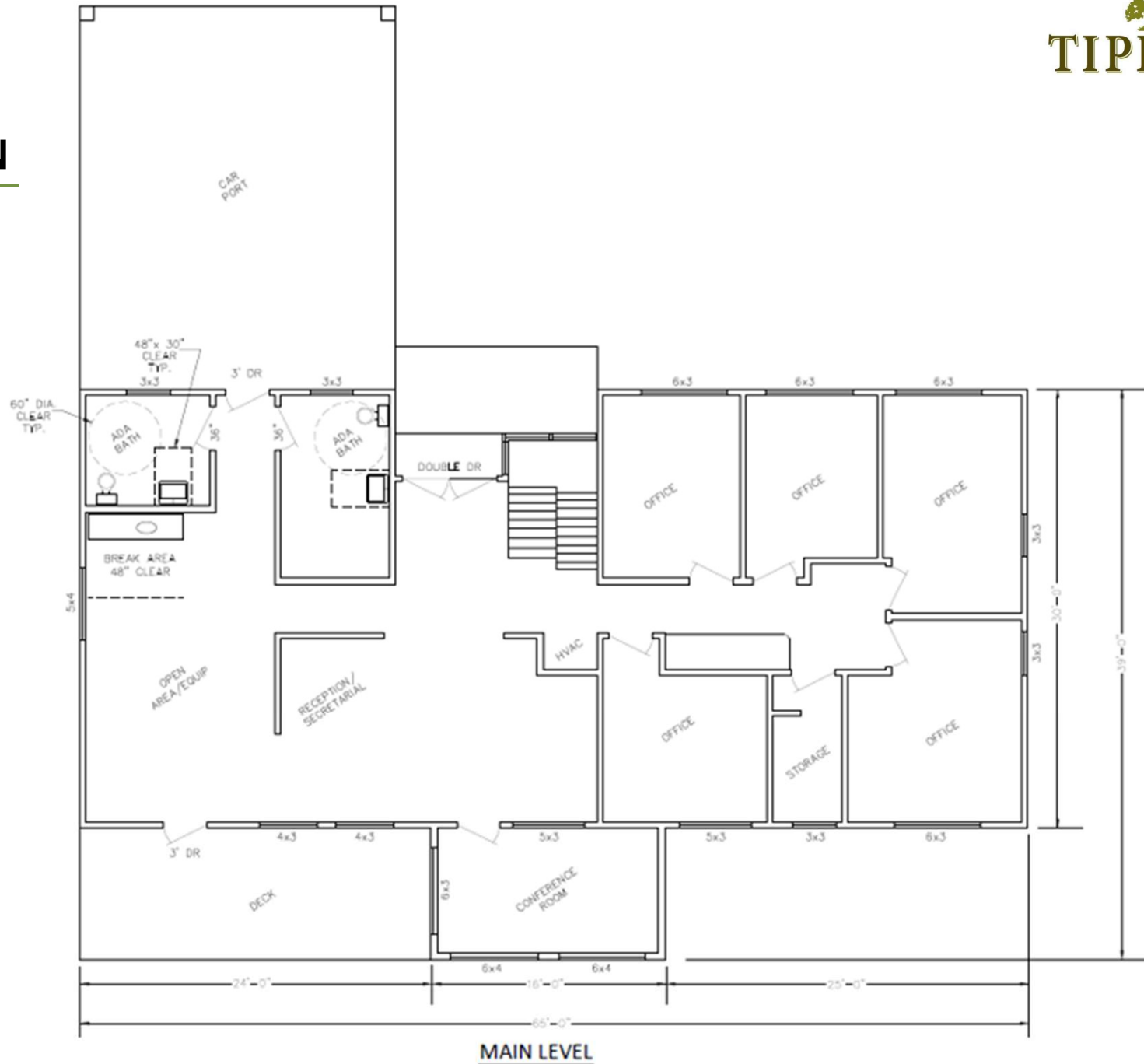
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UTILITIES MAP



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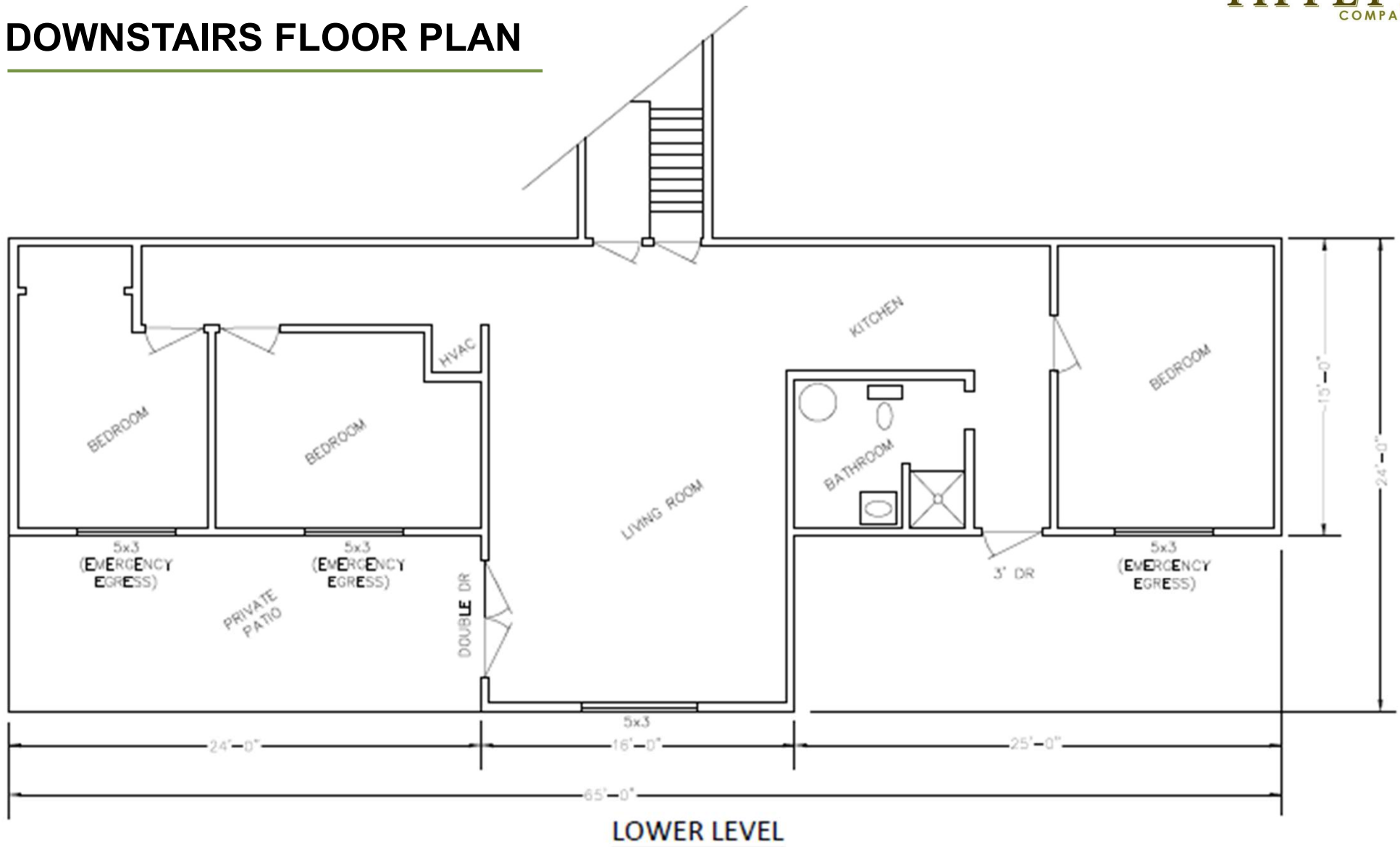
UPSTAIRS FLOOR PLAN



MAIN LEVEL

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DOWNSTAIRS FLOOR PLAN



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EXTERIOR & SHOP PHOTOS



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UPSTAIRS PHOTOS



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