

# \$649,500 - 601 W Railroad Avenue, Shelton

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MLS® #2316381

**\$649,500**

0 Bedroom, 0.00 Bathroom,  
Business/Commercial on 0.28 Acres

Shelton, Shelton, WA

This is a great investment opportunity in the heart of downtown Shelton, WA with a good history and with very little vacancy. Property has been well maintained and is turn key. Prime corner location with additional alley access. Zoned "Downtown" that may allow for additional expansion as onsite parking is not required under this zoning. All four suites are fully serviced and lease rates include all utilities being paid by the owner. Even being fully serviced, the Net Operating Income indicates a 6 to 7% Capitalization Rate at the asking price. The photos should speak for themselves but we are happy to arrange "off hour" tours for you and your Broker. Easy walking to banks, post office, several good restaurants, Court House and City Hall.



Built in 1965

## Essential Information

|            |                       |
|------------|-----------------------|
| MLS® #     | 2316381               |
| List Price | \$649,500             |
| Sale Price | \$625,000             |
| Bathrooms  | 0.00                  |
| Acres      | 0.28                  |
| Year Built | 1965                  |
| Type       | Business/Commercial   |
| Sub-Type   | Commercial Industrial |
| Status     | Sold                  |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 601 W Railroad Avenue |
| Area        | 175 - Shelton         |
| Subdivision | Shelton               |
| City        | Shelton               |
| County      | Mason                 |
| State       | WA                    |
| Zip Code    | 98584                 |

### **Amenities**

|                |    |
|----------------|----|
| Parking Spaces | 16 |
|----------------|----|

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Wood            |
| Foundation        | Poured Concrete |

### **Additional Information**

|                           |     |
|---------------------------|-----|
| Days on Market            | 246 |
| Cumulative Days on Market | 246 |
| Days on Website           | 207 |