

# SARATOGA

commercial real estate

MONROE MIXED USE OPPORTUNITY

1022 W MAIN STREET, MONROE, WA

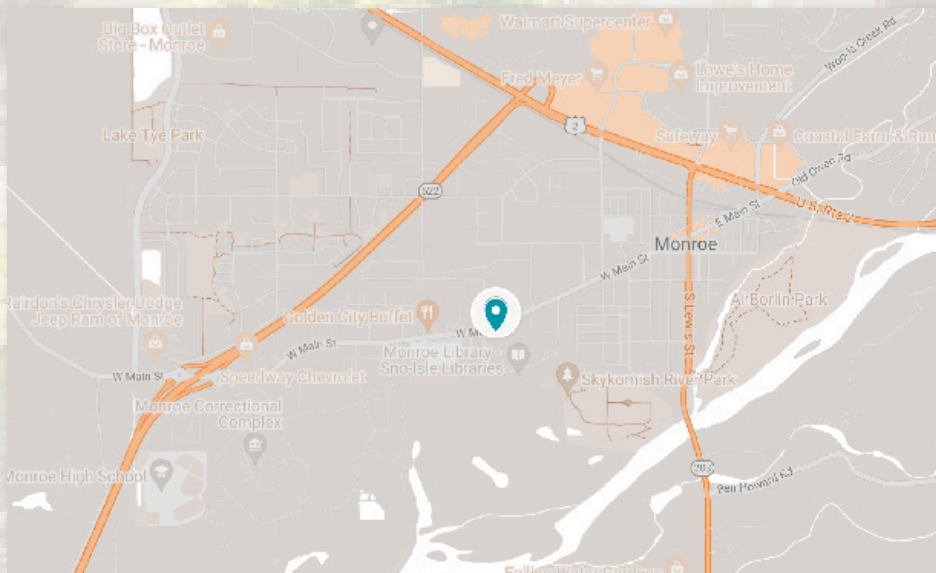


# MULTI-FAMILY DEVELOPMENT OPPORTUNITY

1022 W MAIN STREET, MONROE, WA

LISTING PRICE: \$800,000

- Mixed use-general
- High traffic count
- Previous office use



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BUT NOT GUARANTEED. BUYER TO VERIFY.

Property is zoned mixed-use commercial. Could be residential (3+ units), continued commercial use or mixed-use. Maximum zoning density is 25 units/acre so this parcel (0.23 acres) could hold up to 6 residential units. 45' height limit. Great opportunity for infill project.

Two existing buildings onsite previously used as commercial office and storage. Total of 2,780 usable square feet.

Building A: 1,120 SF

Building B: 1,660 SF

## DEMOGRAPHIC SUMMARY

1022 W Main St, Monroe, Washington, 98272  
 Ring of 5 miles

### KEY FACTS

38,585

Population



12,876

Households

38.1

Median Age

\$101,863

Median Disposable Income

### EDUCATION

5%

No High School Diploma



24%

High School Graduate



37%

Some College



33%

Bachelor's/Grad/Prof Degree

### INCOME



\$119,343

Median Household Income



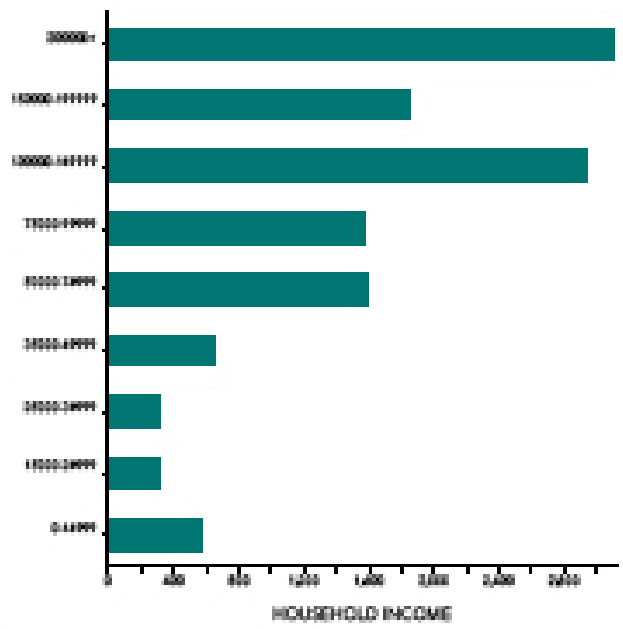
\$53,421

Per Capita Income



\$454,779

Median Net Worth



### EMPLOYMENT

67%

White Collar

22%

Blue Collar

15%

Services

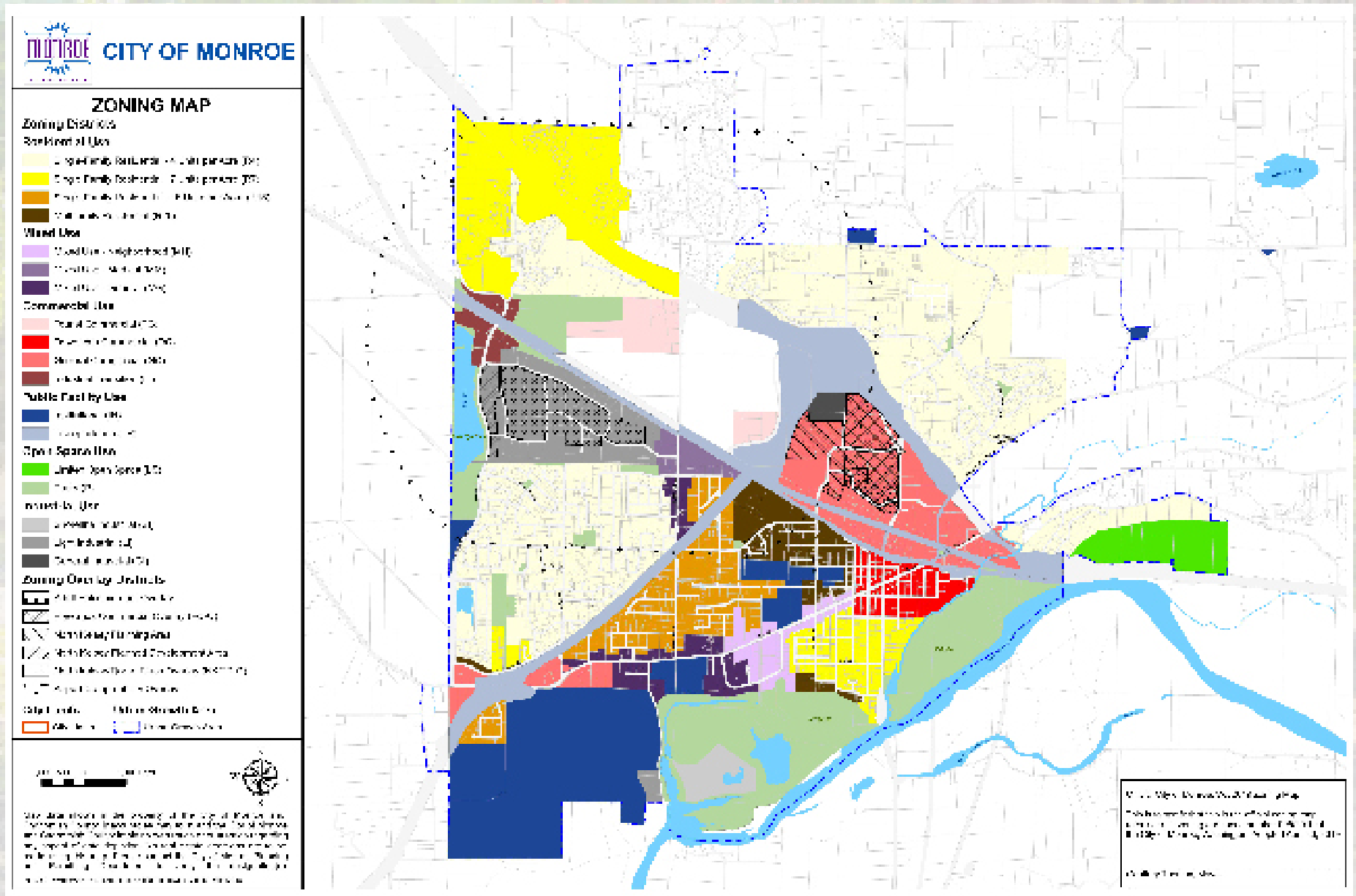
2.8%

Unemployment Rate

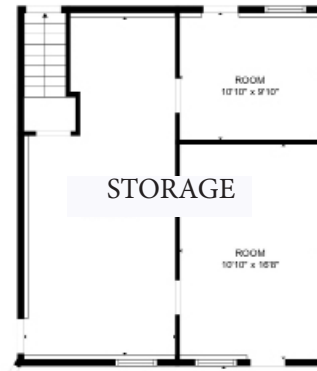
Source: Esri. The vintage of the data is 2020, 2020.

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Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2020.







PARKING  
40'2" x 47'3"



GROSS INTERNAL AREA  
 FLOOR 1: 1747 sq. ft, FLOOR 2: 412 sq. ft  
 EXCLUDED AREAS: PARKING: 1337 sq. ft  
 PORCH: 62 sq. ft  
 TOTAL: 2159 sq. ft

Dimension and SQFT are for approximate and for marketing and informational purposes. Broker makes no guarantees - Buyer to verify information.

# PROPERTY PHOTOS













