

# \$1,393,000 - Tbd Columbia Park Trail, Richland

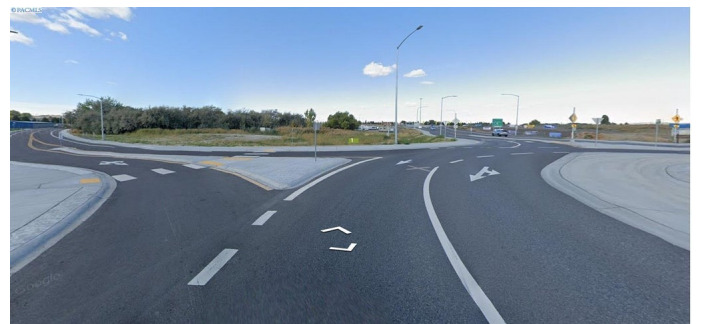
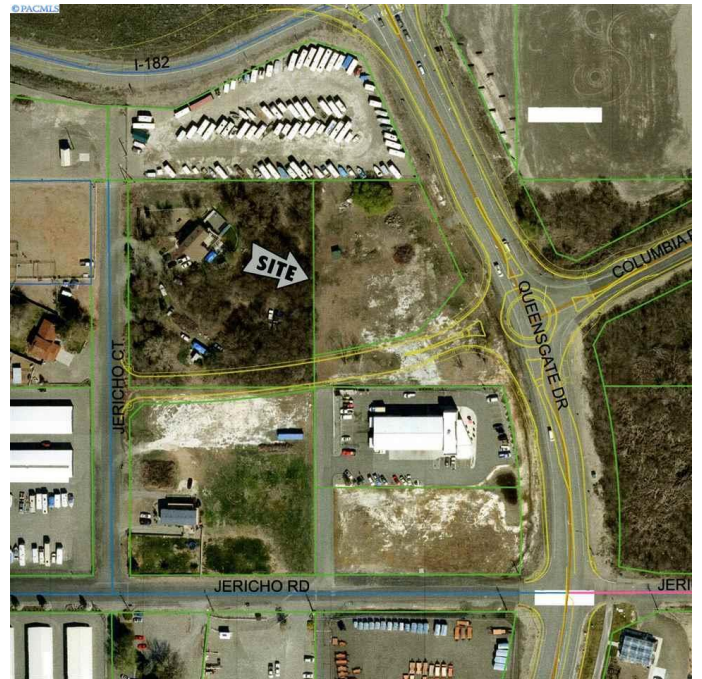
MLS® #229695

**\$1,393,000**

Bedroom, Bathroom,  
Land on 1.28 Acres

BADGER HT, Richland, WA

MLS# 229695 Exciting LOCATION, LOCATION, LOCATION! Newly developed 1.28 acre Commercial Parcel zoned "C3 - General Business" directly accessed off the "brand new" Roundabout at the intersection of Columbia Park Trail and Queensgate. This newly accessed parcel has a 60' curb-cut off of the Columbia Park Trail extension & All primary public utilities are stubbed to the subject site. This recently completed City of Richland project included construction of a roundabout at the Queensgate Drive/Columbia Park Trail intersection and extends Columbia Park Trail to the west, connecting to Jericho Court. The project also widened Queensgate Drive between Keene Road and the eastbound I-182 ramp terminals to four lanes (two lanes each direction) and has a new westbound right turn lane on Keene Road to Queensgate Drive. The project provided on-street bike lanes along Queensgate and connected into the shared use pathways along Queensgate and I-182. The project was funded with City and Rural County Development funds. The subject parcel is the FIRST accessible commercial site off the westerly leg of the roundabout. LOCATION; EXPOSURE; ACCESS; ZONING; UTILITIES..... It has it ALL!



## Essential Information

MLS® # 229695

Price	\$1,393,000
Acres	1.28
Type	Land
Sub-Type	Commercial
Status	Active

### **Community Information**

Address	Tbd Columbia Park Trail
Area	Benton
Subdivision	BADGER HT
City	Richland
State	WA
Zip Code	99352

### **Amenities**

Utilities	Electric to Property Line, Gas to Property Line
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### **Exterior**

Lot Description	Approved Plat Map, Located in County, Recorded Plat Map
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### **Additional Information**

Days on Market	1458
Zoning	COMMCL GENERAL

### **Listing Details**

Listing Office	Markel Properties
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Listing information last updated on May 17th, 2022 at 10:47am PDT