



Agent Full
\$5,500,000 21400 gross sqft
 8014 NE 13TH AVE Vancouver, WA 98665
 Status: **Active** DOM: 13
 List Date: 3/30/2026 Acres: 2.08
 Year Built: 2010/ Existing MLS#: 253365178
 Unit #:
 XST/Dir: NE 78th Street to NE 13th Avenue, north to the property

4/12/2026 6:30PM

Show: Appointment Only, Call Seller's Agent, Call Co-Seller's Agent, Restricted Hours, Seller's Agent Must Accompany
Offer/Nego: Call Seller's Agent
AG: Mike Lamb
AG Ph: [360-921-1397](tel:360-921-1397)
AG Cell/Text: [360-921-1397](tel:360-921-1397)
CoAgent: Shawn Golding
CoPh: [360-216-3835](tel:360-216-3835)

Private: Be creative and help us discover the best set of uses for this property. Owner uses the western building and the upper floor of the eastern building. The lower floor is leased through 3/31/2027 at \$4,660 per month. Shown by appointment only but we'll be glad to help you show these buildings. Call S/A for more information, especially about the all the details of this property.

Last Updated: 3/30/2026 10:18:39 AM

Public: Consider the possibilities of this conveniently located commercial property, right off Hwy 99 and the 78th Street interchange. Get two buildings each with different potential uses. The 10,200 square foot retail building, built in 2010 is on the west side of the property and has been a retail store since it was built, but it could accommodate a wide variety of uses. The building on the east side of the property is 2 levels, each 5,600 square feet, the bottom of which is leased with an office user and that space has a garage door for added flexibility. Upstairs used to be a data center so it has all the power you could ask for and is currently used by the owner. That space is heated by their equipment. Call your broker to find out more today.

Last Updated: 3/30/2026 4:28:18 PM

Property Details:

Property Type: Commercial	Legal: #12#17#71 WM KELLEY	Lot Size: 1 to 2.99 Acres	Current Use: Office, Retail
County: Clark	DLC 2.08A FOR ASSESSOR USE	Lot Dimensions:	Open House:
Area: 15	ONLY A PARCEL OF L	Lot SqFt:	Upcoming Open House:
Zoning: GC	Tax ID: 145235000	Road Frontage: 0	Broker Tour:
#Stry/Bldg: /2	List Type: Exclusive Right to Sell	Road Surface: Paved	Upcoming Broker Tour:
Ceiling Ht/Ft:	Limited Representation: No	Sale Inc: Building, Land, Sign	PDF Doc(s): 4
Gross SqFt: 21400	Opportunity Zone:	Parking: / On Site, Paved	
Office SqFt:	CC&R: No	Construction: Block	
Whse SqFt:	View:	Truck Door: / At Grade Level	
Mfg SqFt:	Waterfront: Creek	Roof: Membrane	
Internet: Yes	Body Water:	Occupancy: Partially Leased	
Address: Yes		Loading:	
No Blog: Yes		Features: Accessible Entrance, Conforms to ADA	
No AVM: Yes		Equipment:	
		Unreinforced Masonry	
		Building:	

Utilities:

Cool: Heat Pump	Heat: Heat Pump, Wall Heater	Fuel: Electricity
Water: Public Water	Sewer: Public Sewer	Volts:
		Amps:

Business and Lease Information:

Restrictions: Business Name: Year Estab: Inventory: No
Actual Gross Income: \$0 Actual Net Income: \$0 Actual Oper. Expenses: \$0 Lease Deposit:
Proj. Gross Income: Proj. Net Income: Proj. Oper. Expenses:
Lease Expire: 3/31/2027 Lease Equip No Lease Amount: \$4,660
Lease Type: 1 - 5 Years Remaining
Terms: Cash, Conventional
Assumable Interest Rate:
Assumable Remaining Months Ending:
Doc Available: Aerial Photo, Deeds, Plot - Plat Map

Financial:

Property Tax/Yr: \$29,747.66 / Spcl Asmt Balance: Tax Deferral: No Short Sale: No
2025 3rd Party Trans: No \$ Pre-Approv:
Escrow Pref: Dorine Skordahl
@ Chicago/Fidelity
Bankruptcy (WA): No
Bank Owned/Real Estate Owned: No

Broker/Agent Data:

Agent: Mike Lamb Agent Lic: 9816 Agent Ph: 360-921-1397 Agent Cell: 360-921-1397 SAID: LAMBM
Email(s) Agent: Mike@MikeLamb.info OFC: wnwadmin@windermere.com
CoAgent: Shawn Golding CoSAID: GOLDINGS CoBRCD: 4WNW01 CoPh: 360-216-3835
CoAgent Email: sgolding@windermere.com
Office: Windermere Office Lic: 22010577 Office Ph: 360-253-3600 Agent Ext: Fax:
Northwest Living
Office Email: wnwadmin@windermere.com
BRCD: 4WNW01 FIRPTA: No
Owner(s): MIKE JABUSCH FAMILY Owner Phone:
ENTERPRISES LLC
Tran: 3/30/2026 Exp:
Poss: Close Of Escrow

Comparable Information:

Original Price: \$5,500,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.