



OFFICE BUILDING FOR SALE

HISTORIC BUILDING IN DOWNTOWN VANCOUVER WA

700 W EVERGREEN, VANCOUVER, WA 98660

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**BERKSHIRE
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Northwest Real Estate
Commercial Division

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$895,000
Building Size:	3,472 SF
Available SF:	3,472 SF
Price / SF:	\$257.78
Year Built:	1884
Renovated:	2017
Zoning:	CX
Market:	Portland MSA
Submarket:	SW Washington

PROPERTY OVERVIEW

This beautiful building has historical significance. It is rich with history. Built by John Eddings, one of the prominent civic and religious leaders of Clark County. One block from the Count Court House. Beautiful woodwork throughout with original finishes that mirror the period in which it was built in 1885. The building resides on the corner of W. Evergreen and Grant St. It was the original home of the Eddings. This is a building rich in history. One that you would be proud to place your office in. This professional office also has rare, hard to find, onsite parking. The building can accommodate 3-4 tenants. There are separate kitchens and baths on each of the two levels.

PROPERTY HIGHLIGHTS



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ADDITIONAL PHOTOS





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PROMINENT PIONEER OF CLARK COUNTY

John McNeil Eddings

John McNeil Eddings, was born near Belfast, Ireland in 1830. Eddings immigrated to the United States with his parents in 1841. They lived in New York initially, and then moved to St. Louis Missouri. John Eddings enlisted, on July 17, 1851 in the U.S. Army Infantry, Fourth Regiment, at Fort Gratiot, Michigan. As a first sergeant he came with that regiment to Vancouver Barracks by way of the Isthmus of Panama in 1851. On that journey were also Ulysses S. Grant, and Benjamin Bonneville. From 1855 to 1856 Eddings fought in the Rogue River Wars in the Southern Oregon Territory.

Per Mary Nicholas (Daughter of John Eddings)

"My Father was a man who loved adventure, and he found plenty in the Indian wars. My father had fiery red hair. He went to the Rogue River Indian War and when he came back his hair was snowy white. The scalping, the dead soldiers, and their lack of equipment was just too much for him."

Eddings was appointed military store keeper for the Fort Vancouver. This was an important position at the Fort. He was responsible for purchases of all goods and armaments, storage management, and maintenance of the facilities at the Fort. Fort Vancouver was the main depot from which troops were supplied to the NW Region. Eddings served in this position for thirty years.

In November 1865 Eddings was elected to the Vancouver City Council, serving 2 years. Near the end of the term, he was appointed to the Committee for Cemetery Improvements, putting a picket fence around the city cemetery located at Grand and Mill Plain. In September 1866, he organized a volunteer fire department, eventually creating the first fire department in Vancouver. In July 1875, Eddings took the job of Postmaster for Vancouver, serving the next 11 years in addition to his other military and civil duties.

On December 20, 1853, a baby girl was born to John and Sarah Eddings, in one of the original log cabins of Fort Vancouver. There is a plaque commemorating this event placed in the Grant House on Officers Row. John and Sarah along with their large family were active members in the St. Lukes' Episcopal Church located at 426 E Fourth Plain in Downtown Vancouver.

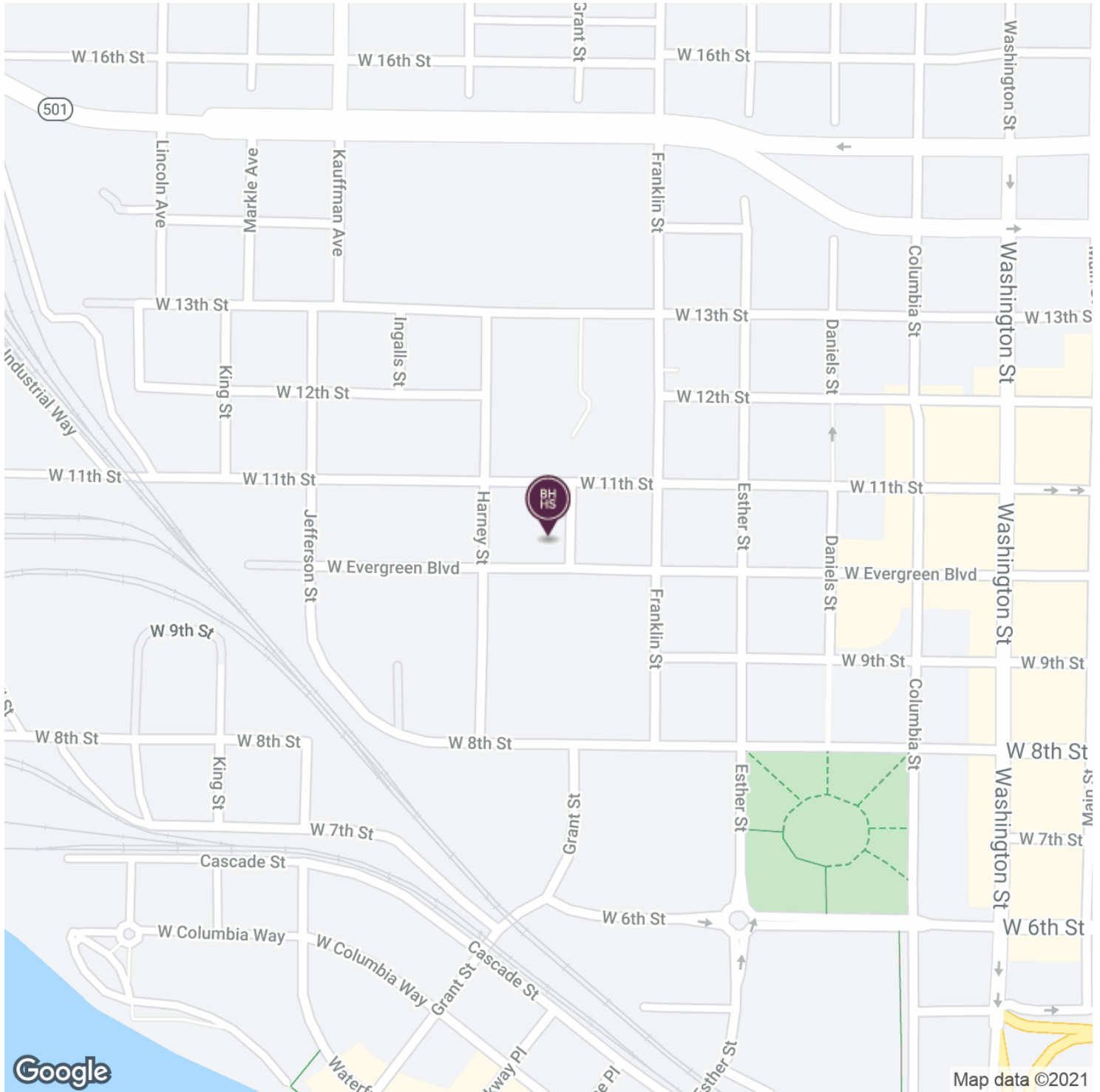
When Grant, the former President, came to Vancouver in 1879, he visited John Eddings. When Eddings died in 1896, his was one of the most highly attended funerals in the history of Vancouver. The 14th Infantry Band led a procession stretching nearly a half mile in addition to a large contingent of carriages with relatives and friends. He is laid to rest in the City Cemetery, alongside his wife, Sarah.



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LOCATION MAP

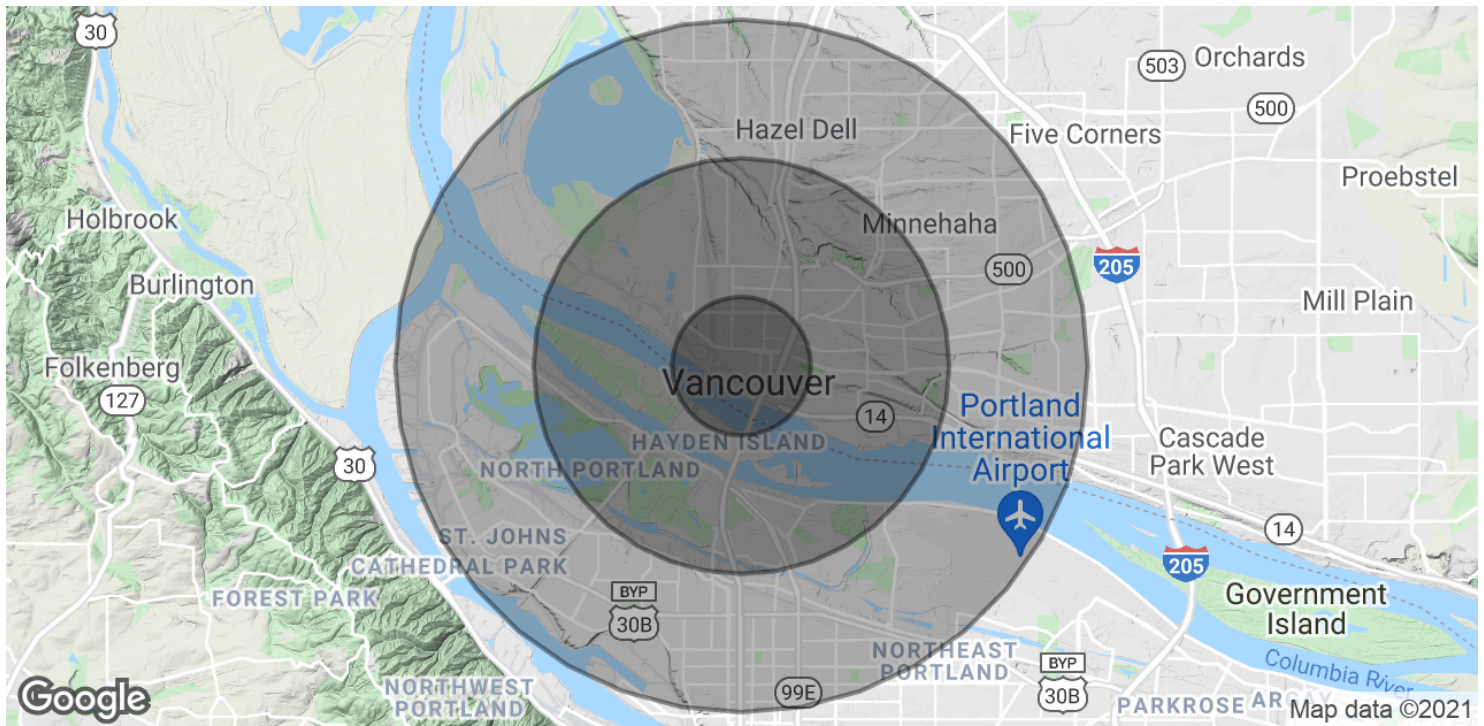




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,868	48,567	191,349
Average age	40.2	37.5	35.6
Average age (Male)	37.5	36.4	34.7
Average age (Female)	43.1	38.4	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,639	21,388	79,450
# of persons per HH	2.1	2.3	2.4
Average HH income	\$48,614	\$56,858	\$59,382
Average house value	\$295,100	\$249,187	\$271,789

* Demographic data derived from 2010 US Census