

EXECUTIVE SUMMARY

Name: **National Guard Armory**
540 E Main Street
Pullman, WA 99163

Property: A two story armory with a basement and large garage. The building is in average condition and shows little sign of deferred maintenance.

Map No.: N/A

Census Tract: 4.00

Neighborhood Character: The subject is located near the Pullman CBD and has a Central Business District zoning. The neighborhood is primarily commercial with some outlying residential uses. The subject has an interior site location along East Main Street, which is an east west arterial but not heavily traveled. The neighborhood was built in the early to mid part of the 20th century and there are similarly aged buildings compared to the subject. The area is clean and well kept, and there is a mix of office, and retail uses throughout the neighborhood.

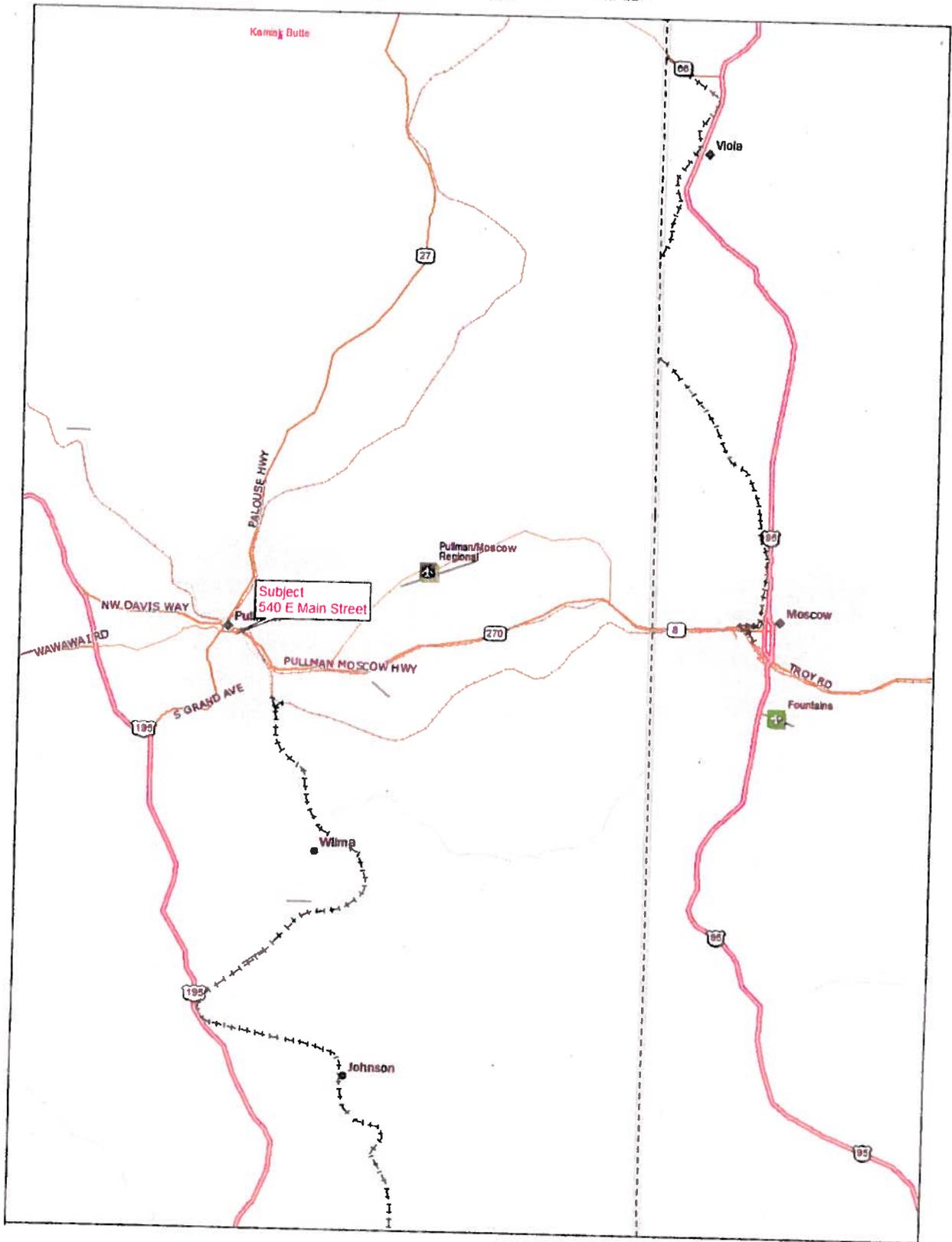
Building Size: Appraiser measurements indicate an overall gross building size of 17,336 SF with two stories and a basement. Part of the basement contains a large garage.

Site Size: The subject is located on a single tax parcel containing a total of 0.28 acres.

Zoning: The subject zoning is C2 – a commercial zoning within the City of Pullman emphasizing downtown city core uses.

Highest & Best Use: As Improved: Renovation to mixed use.
As Vacant: Hold for Future Development.

REGIONAL AREA MAP



NEIGHBORHOOD AREA MAP

