

# \$750,000 - 2705 Van Giesen Street, Richland

MLS® #258079

## \$750,000

1 Bedroom, 1.00 Bathroom, 396 sqft  
Residential on 5.00 Acres

OTHER, Richland, WA

MLS# 258079 Unique Opportunity--Totally Turn Key Equestrian Boarding Stable! Ideally located to allow direct access to W.E. Johnson Park for miles of gorgeous trail riding! W.E. Park is a 236-acre park approved for equestrian riders. Boarding capacity of 28(24 currently rented) with two barns, tack rooms, ample covered hay storage, 3 tack sheds, 8 boarding units with private pastures, 7 boarding units with shared pastures. This peaceful property has been lovingly cared for and well-appointed to include: underground water system, Noble panels/shelters, Connex Box, upgraded electrical, wash rack, round pen, 2009 diesel Cub Tractor, arena groomer, brush hog, 3-tier saddle racks, Honda 4-wheeler, patient pole, 200x100 arena, heated water tanks, and heated water spigots! Live where you work---with training opportunities. 396 square foot cottage with 1 BR and 1 BA, all appliances included, open deck, and small fenced yard--perfect for an on-site manager. This is a unique opportunity for the horse lover --entrepreneurs or investors. Call for private showing and let your dreams become a reality. Don't miss the Virtual Tour. Cross-listed as Farm/Ranch (MLS 258082) and Commercial (MLS 258081)



Built in 2020

## Essential Information

MLS® # 258079

|                |                    |
|----------------|--------------------|
| Price          | \$750,000          |
| Bedrooms       | 1                  |
| Bathrooms      | 1.00               |
| Full Baths     | 1                  |
| Square Footage | 396                |
| Acres          | 5.00               |
| Year Built     | 2020               |
| Type           | Residential        |
| Sub-Type       | Manufactured Home  |
| Style          | Manufactured - Own |
| Status         | Active             |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2705 Van Giesen Street |
| Area        | Benton                 |
| Subdivision | OTHER                  |
| City        | Richland               |
| State       | WA                     |
| Zip Code    | 99354                  |

### **Amenities**

|              |  |
|--------------|--|
| Utilities    | Electric   |
| Parking      | Detached, Carport - 2 Car, Off Street Spaces, Garage-2 Car |
| # of Garages | 2  |
| Garages      | Detached, Carport - 2 Car, Off Street Spaces               |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling - Vaulted                                    |
| Appliances        | Dishwasher, Microwave Oven, Range/Oven, Refrigerator |
| Heating           | Forced Air, Central Air                              |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Deck/Wood Open, Fencing/Enclosed, Lighting, Sprinkler, Bldg/Barn(s), Bldg/Shop |
| Lot Description   | Plat Recorded, Animals Allowed   |
| Windows           | Windows - Vinyl  |
| Roof              | Comp Shingle   |

### **School Information**

District                    RICHLAND

### **Additional Information**

Days on Market        7

Zoning                    Rural Residential

### **Listing Details**

Listing Office            Kenmore Team

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