

FOR SALE  
504 N. 40th Ave,  
Yakima, WA

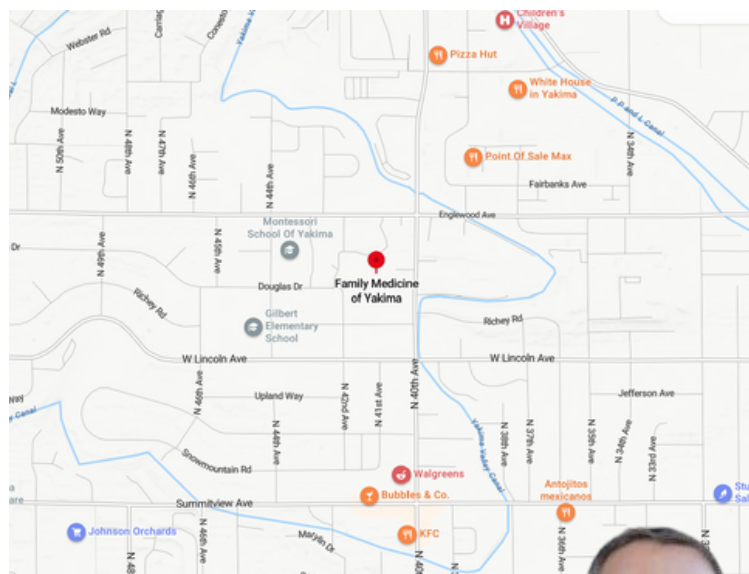


**\$3,200,000**

## 504 N. 40th Ave, Yakima, WA

### Property Features

- Location: Prime investment in Yakima's North 40th Avenue district.
- Property: Family Medicine of Yakima Building, a prestigious 18,591 sq. ft. medical facility built in 1993.
- Features: Versatile design with 27 exam rooms, private lab, 2 procedure rooms, 7 offices, breakroom, conference room, and gym.
- Infrastructure: Fully sprinkled, metal roof, and potential for basement elevator.
- Opportunity: Strategically situated on a 1.31-acre lot with 70 parking spaces, offering a turnkey solution for a healthcare investment with long-term value just 40 blocks west of Yakima's central core area.



For more information:  
**Russ Roberts**

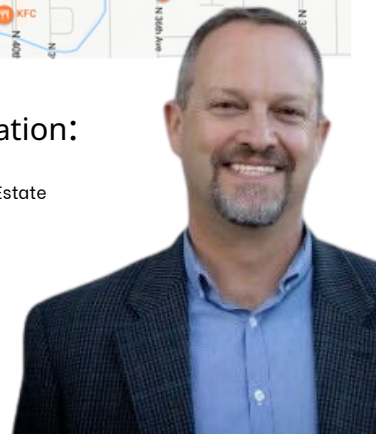
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Presenting an exceptional investment opportunity in the heart of Yakima's coveted North 40th Avenue district, the Family Medicine of Yakima Building is a prestigious medical facility designed for success. Built in 1993, this impressive free-standing structure encompasses 12,083 square feet finished ground floor space, 2730 square feet of finished basement space, and 3,778 square feet of unfinished basement space. Showcasing an inviting frame with rock trim, instilling confidence and professionalism. Situated on a sprawling 1.31-acre commercially zoned lot, this property boasts 70 parking spaces, ensuring convenience for both clients and staff. 27 exam room, a private lab, 2 procedure rooms, 7 private offices, breakroom, conference room, gym and more. Building is fully sprinkled, has a metal roof and when designed area was reserved to add an elevator to access the basement if needed

A total of 18,591 sq. ft., all optimized for your specific requirements. Don't miss this opportunity to acquire a prime property in an ideal office location, just 40 blocks west of Yakima's central core area, making it a strategic choice for your real estate portfolio. Space is leased to MultiCare Hospital through 2025.



# Property Photos

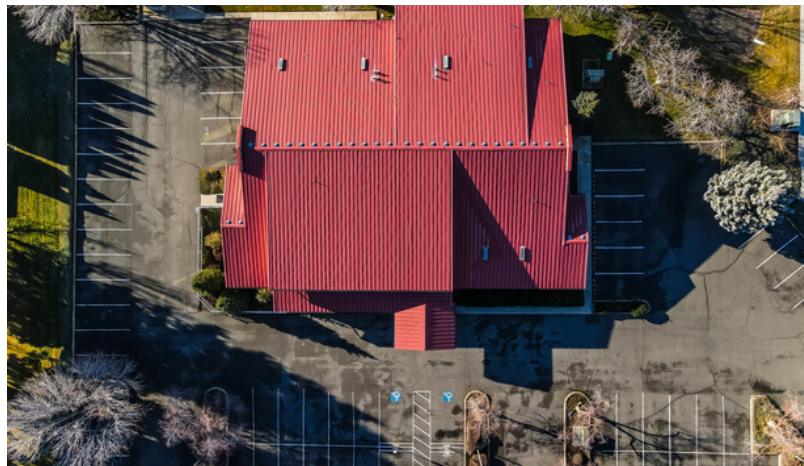
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# Property Photos

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