

FOR SALE

**Downtown
Office Building**



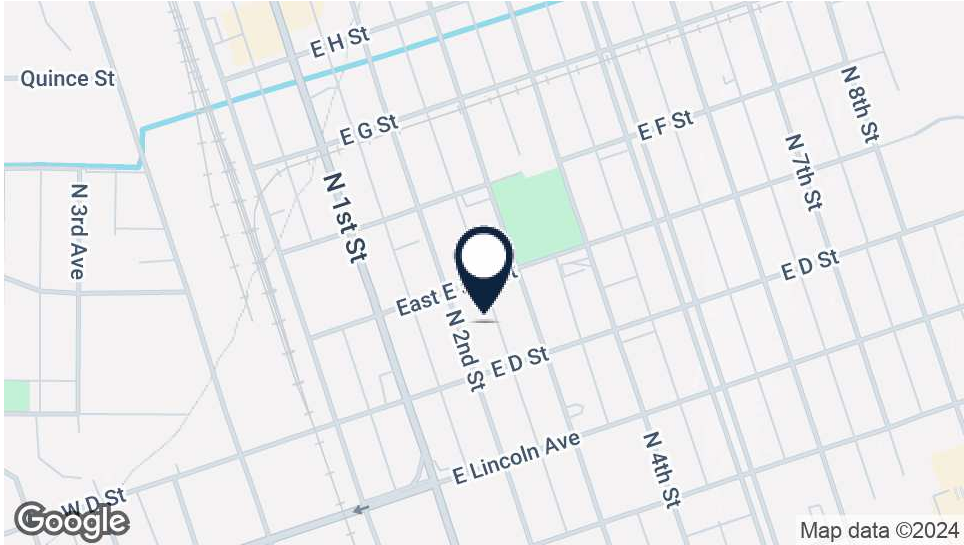
Offered at: \$419,400
Available: 4,280SF +/-

411 N 2nd St
Yakima, WA 98901

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Yakima, WA 98901
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Executive Summary



OFFERING SUMMARY

Sale Price:	\$419,400
Building Size:	4,280SF +/-
Blended Price/SF:	\$98/SF +/-
Lot Size:	0.16 acres +/-
Zoning:	B-1
Year Built:	1980
Parcel Number:	191318-33495

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a small downtown office building that's comprised of approximately 2,140SF on the main level plus a full finished basement.

Historically owned and occupied by a law firm, the main level has been nicely updated and includes a strong floor plan consisting of a reception area, 4 large private offices and a conference room, while the lower level includes a bullpen area, 3 offices, a conference room and a full kitchen.

While the blended price per square foot of improvement is approximately \$98/SF, the offered price is based upon approximately \$115/SF attributable to the main floor and approximately \$81/SF attributable to the lower level.

Highlights



PROPERTY HIGHLIGHTS

- Difficult to find smaller office building to purchase.
- Floor plan consists of a reception area, 7 private offices, 2 conference rooms, bullpen areas and a full kitchen.
- Asking price is based upon approximately \$115/SF attributable to the main floor and approximately \$81/SF attributable to the lower level.
- Includes approximately 8 dedicated parking stalls plus on-street parking.
- Party wall agreement in place with adjacent building.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	509	1,512	5,437
Total Population	1,503	4,354	16,204
Average HH Income	\$43,715	\$44,779	\$45,246

Interior Photos



Additional Photos



Additional Photo



Aerial

