



FOR SALE - \$1,025,000.00

641 NORTH KEYS ROAD

YAKIMA, WA 98901

PROPERTY SUMMARY:

Attention Investors - Property with Long Term Tenant with 4 years remaining on their lease. This property is thoughtfully designed to cater to various needs, providing a comfortable environment for both staff and students. Upon entering, there is a small entry area with a small office immediately to the right. The property features a total of seven classrooms, including three enclosed classrooms at the west end of the building, one large open area classroom for school-age kids extending from the entry to the kitchen, and three open area classrooms at the east and north ends. The larger office, used by the business owners, is located on the south side, adjacent to a kitchen. The kitchen also has an adjoining laundry room on its east side, equipped with a water heater and furnace. The property includes a restroom designated for staff, two large restrooms for boys and girls, and a janitor closet, ensuring all necessary facilities are well-covered.



191316-32441

Parcel No.

\$7283.89

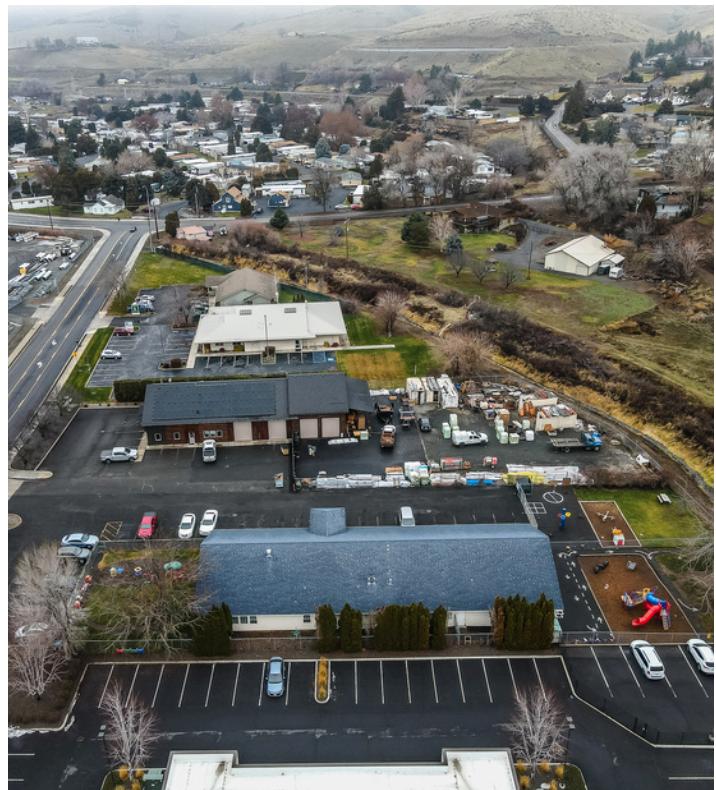
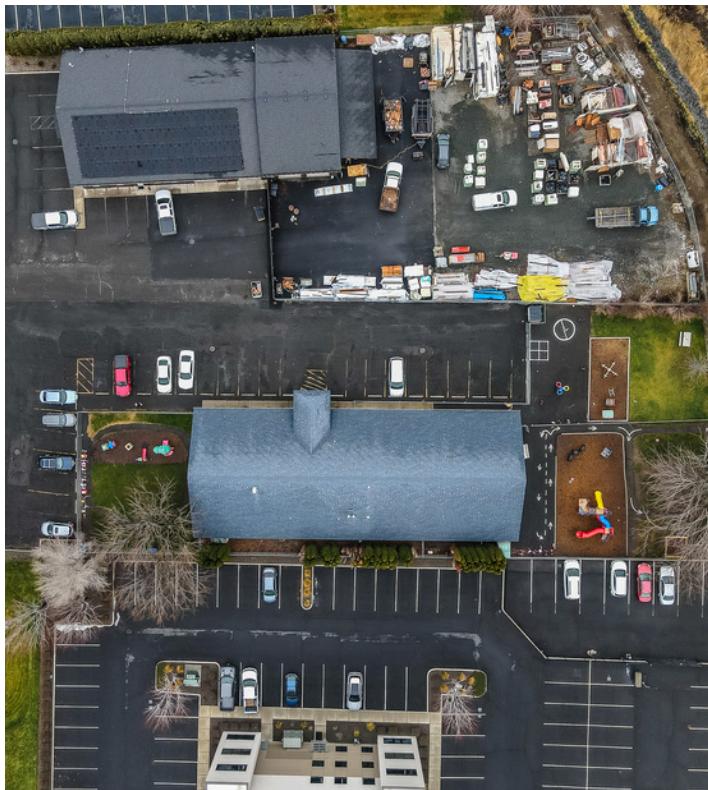
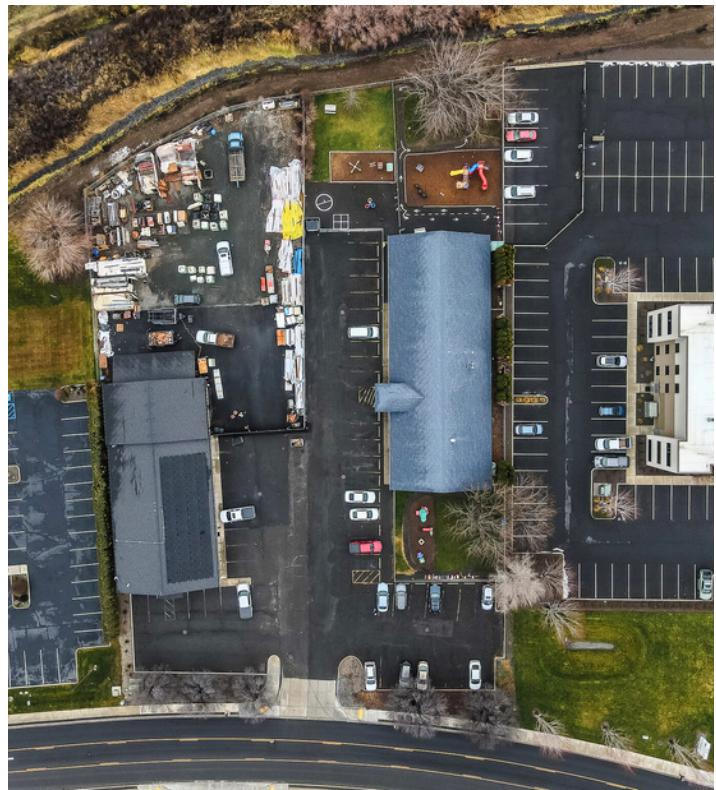
Taxes

 0.87 AC

 1999

 6,550 SF

 M-1 LIGHT INDUSTRIAL



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