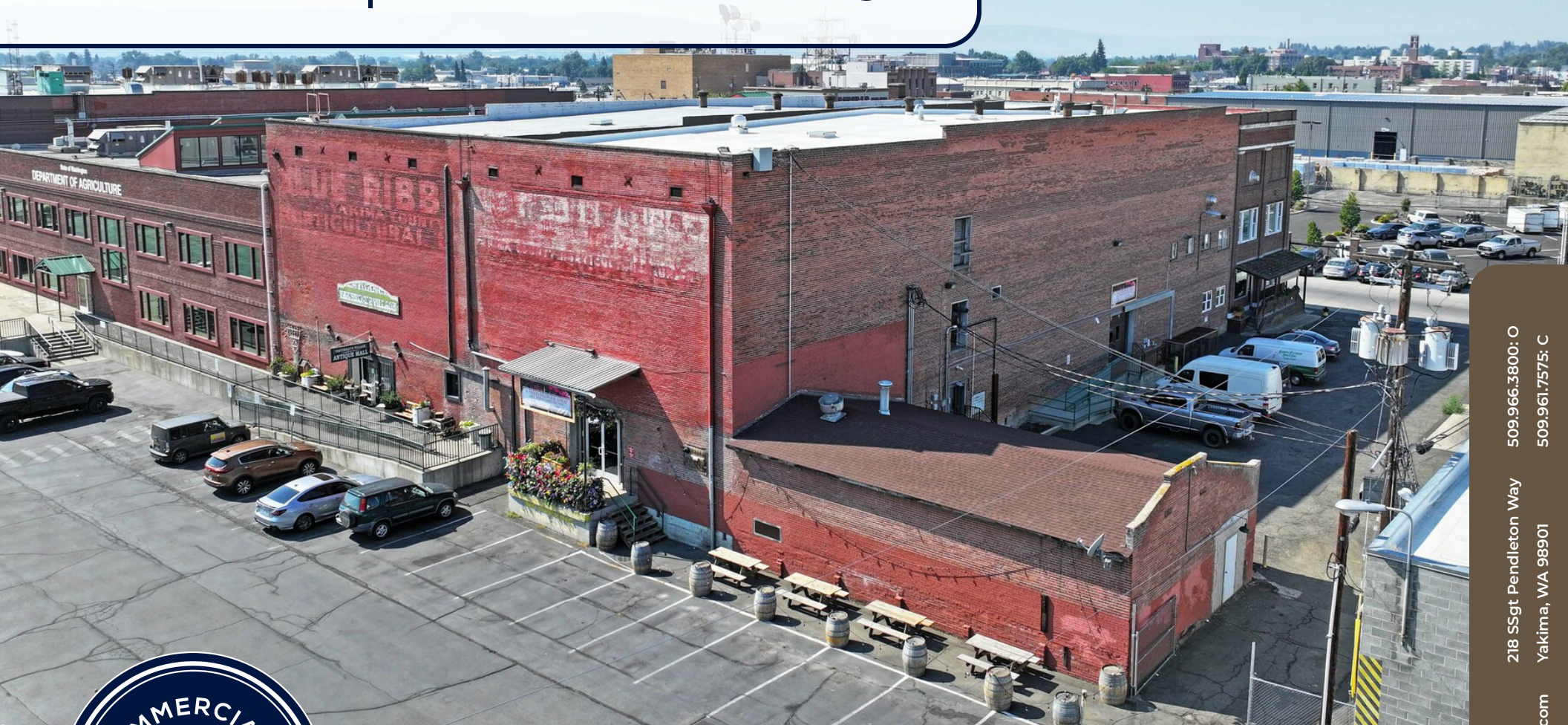


FOR SALE

Downtown Mixed-Use Commercial Building



Offered at: \$845,000
Available: 29,010SF +/-

31 N 1st Ave
Yakima, WA 98902

218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C
wcalmon@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Price:	\$845,000
Building Size:	29,010SF +/-
Blended Price/SF:	\$29.13/SF +/-
Lot Size:	0.39 acres
Zoning:	CBD
Parcel Number:	1813214-14525

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a flexible mixed-use commercial building at an affordable price per square foot.

Located in the heart of downtown Yakima, the building includes three floors plus a full basement. The first floor is configured as two suites, one a former restaurant with bar and the other traditional office space. The second floor is a combination of lower-quality office with lab space and warehouse best suited for redevelopment or converted back to storage and the third floor is open warehouse space.

Advertised price is based upon approximately \$62/SF attributable to the first floor and approximately \$15/SF attributable to the second and third floors. The full basement is not included with the advertised square footage and is deemed to hold no value towards the advertised price.

Highlights



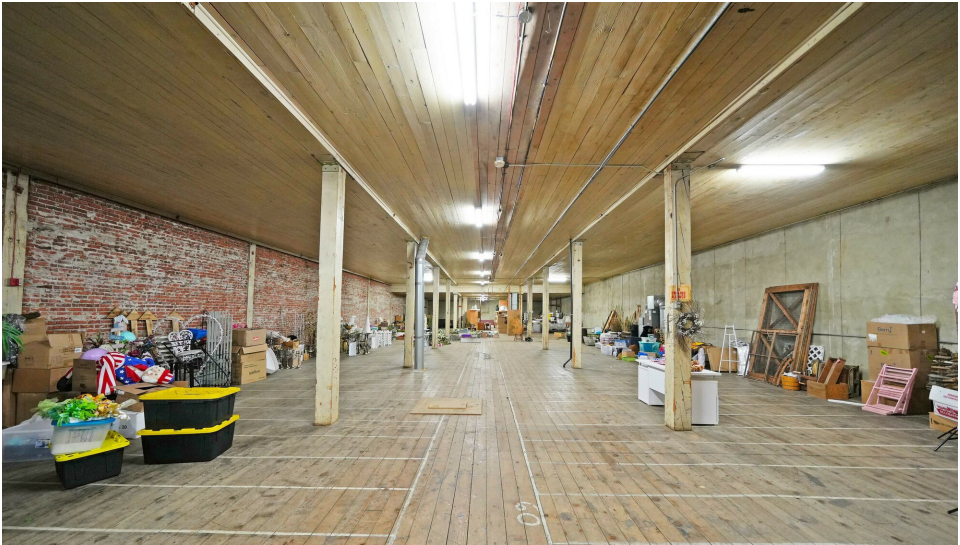
PROPERTY HIGHLIGHTS

- Improvements include a 3-story building with approximately 9,200SF on each level and an approximately 1,410SF attached garage, plus a full basement.
- Main floor is nicely finished in a combination of retail (formerly a restaurant and floral shop) and office space.
- Upper floors are a combination of lower-quality office with lab space and warehouse and are most suitable for redevelopment or warehouse use.
- Includes a full basement not included within the advertised square footage.
- Tall ceilings with impressive wood posts throughout.
- Newer TPO roof membrane.

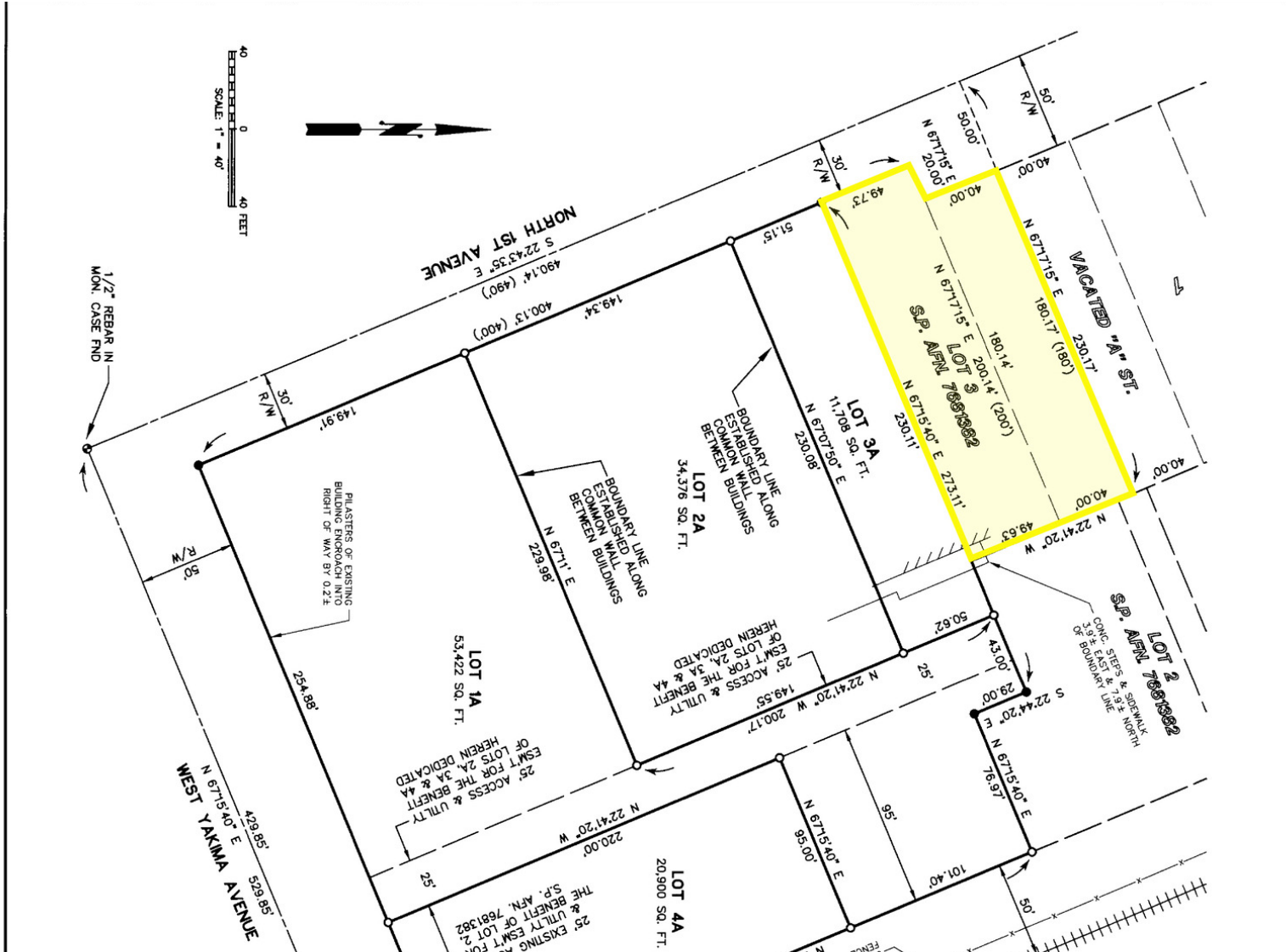
Interior Photos



Interior Photos



Survey



Additional Photo



Additional Photo



Additional Photo



Additional Photo



Aerial

