

# FOR SALE | Priced To Sell - High Visibility Office



Offered at: \$635,000  
Available: 5,631SF

1201 W Lincoln Ave  
Yakima, WA 98902

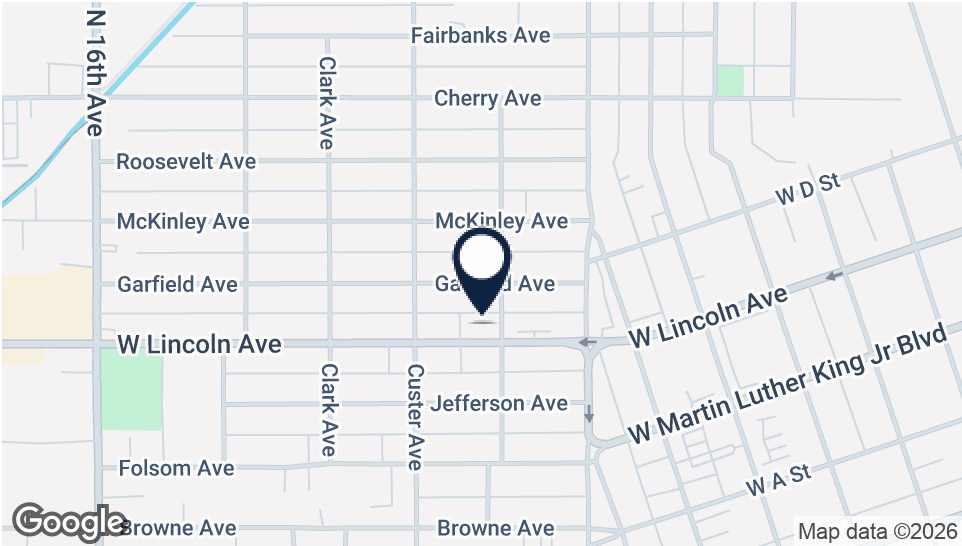
509.966.3800: O  
509.480.0733: C

218 S Sgt Pendleton Way  
Yakima, WA 98901

Nick Mayer  
nmayer@almoncommercial.com



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$635,000
Building Size:	5,631SF
Available SF:	5,631SF
Lot Size:	14,418 SF
Price / SF:	\$112.77
Year Built:	1986
Zoning:	GC

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a commercial office building strategically located on a corner lot along one of Yakima's most heavily traveled corridors at the edge of downtown, providing excellent visibility, access, and long-term positioning. The property is well-suited for an owner-user or investor and is comprised of two approximately 1,935SF ground-level office suites, with additional basement space. The westerly suite is currently occupied by FOX News, who is scheduled to vacate in the near term, creating immediate owner-user or re-tenanting flexibility. This suite features approximately ten private offices, a large bullpen area, and a ±1,761SF basement that includes additional office space, storage, and a kitchenette. The easterly suite is vacant and has been fully remodeled with a modern, contemporary finish.

Improvements include new flooring, updated electrical, fresh interior paint, and floor-to-ceiling aluminum-framed interior office windows. The space is configured with an open bullpen layout, offering a clean, efficient workspace that is immediately move-in ready. Together, the property offers a rare combination of location, flexibility, and functionality in a highly visible downtown-adjacent setting.



## Additional Photos





---

# Highlights

---



---

## PROPERTY HIGHLIGHTS

---

- Corner-lot commercial office building located along one of Yakima's most heavily traveled corridors at the edge of downtown, offering strong visibility, access, and long-term positioning.
- Open bullpen configuration offering a clean, efficient, and immediately move-in-ready workspace in a highly visible downtown-adjacent location.
- Easterly suite is vacant and fully remodeled with new flooring, updated electrical, fresh interior paint, and floor-to-ceiling aluminum-framed interior office windows.
- Westerly suite includes approximately ten private offices, a large bullpen area, and a  $\pm 1,761$  SF basement with additional office space, storage, and kitchenette.
- Quality building at below market price/SF.
- Perfect owner/user opportunity and strong ability to re-tenant for investment purposes. Owner can lease out 1/2 and occupy the other 1/2.

# Retailer Map

