

FOR SALE | West Yakima Medical Office Condo

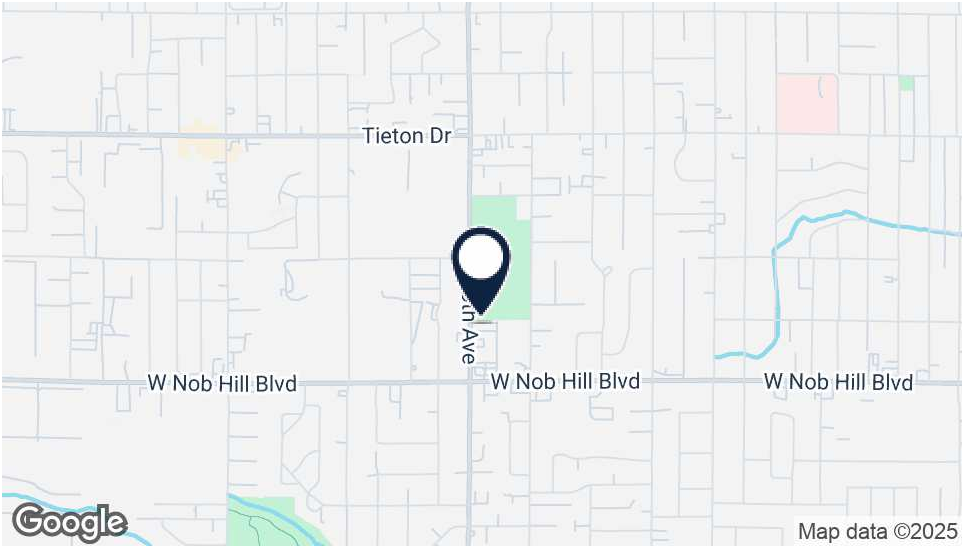


Offered at: \$450,000
Available: 2,412SF

1015 S 40th Ave, Suite 19
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Sale Price	\$430,000
Available SF:	2,412SF
Lot Size:	2,400 SF
Price / SF:	\$186.57
Year Built:	1975
Zoning:	B-1
Market:	West Yakima

PROPERTY OVERVIEW

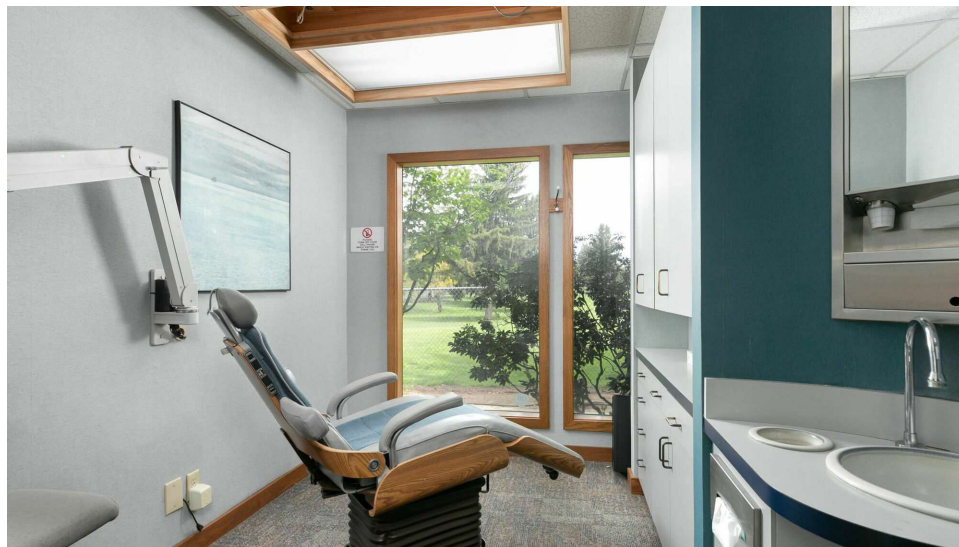
THIS OFFERING is for the opportunity to purchase or lease a medical office condo currently configured and historically utilized as a nicely appointed medical dental practice.

The floor plan includes a nice reception area, 7 exam rooms, (three overlooking Fisher Golf Course), a private office, lab, conference room and two restrooms.

The property is excellently located with frontage on 40th Avenue and visibility from Nob Hill Blvd. Access can be had via either arterial. Condo Association Dues are \$506/Mo. and include water, sewer,, garbage, exterior building maintenance, roof repair, snow removal and landscaping.

Any sale or lease is subject to an option to purchase or lease in favor of the condominium association and its individual owners.

Highlights



PROPERTY HIGHLIGHTS

- Reception area with built-in desk and seating
- Seven (7) exam rooms, three of which offer views overlooking Fisher Golf Course
- Private office
- Lab and conference room
- Two restrooms
- Excellent visibility and frontage on 40th Avenue, with additional exposure from Nob Hill Boulevard
- Convenient access from both arterials
- Ample shared parking
- Monthly condo dues are \$506/Mo. and include water, garbage, exterior building maintenance, roof repairs, snow removal and landscaping.

Additional Photos



Additional Photos



Floor Plans

PROPERTY & ASSIGNMENT OVERVIEW

CONTINUED

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FLOOR PLAN – DENTAL SUITE 19

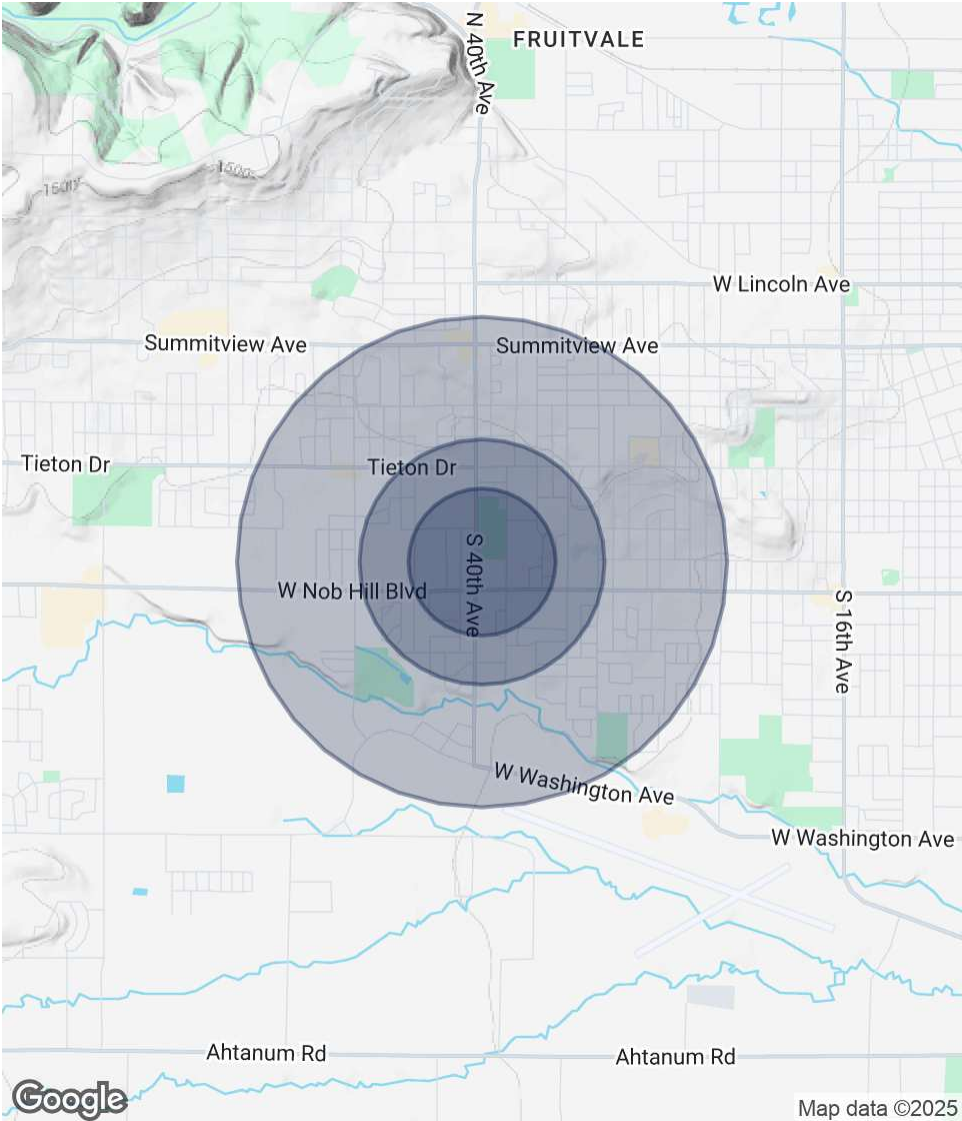


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,402	4,150	13,474
Average Age	36	38	40
Average Age (Male)	35	36	38
Average Age (Female)	37	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	594	1,664	5,442
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$70,172	\$76,886	\$88,233
Average House Value	\$344,065	\$335,914	\$335,955

Demographics data derived from AlphaMap



Advisor Bio 1



NICK MAYER

Broker

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Almon Commercial Real Estate

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