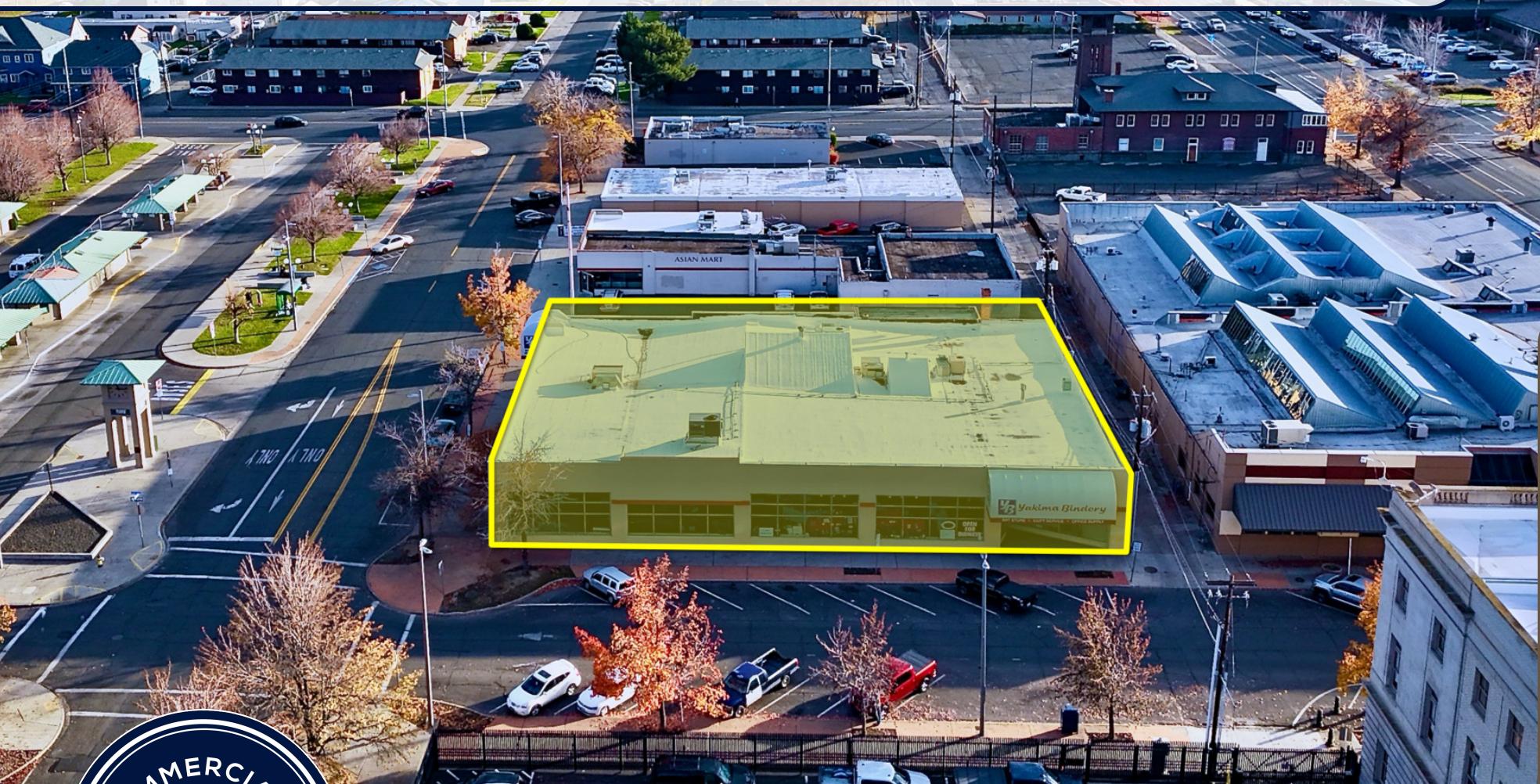


FOR SALE | Downtown Yakima Commercial Building



Offered at: \$980,000
Available: 14,000 SF

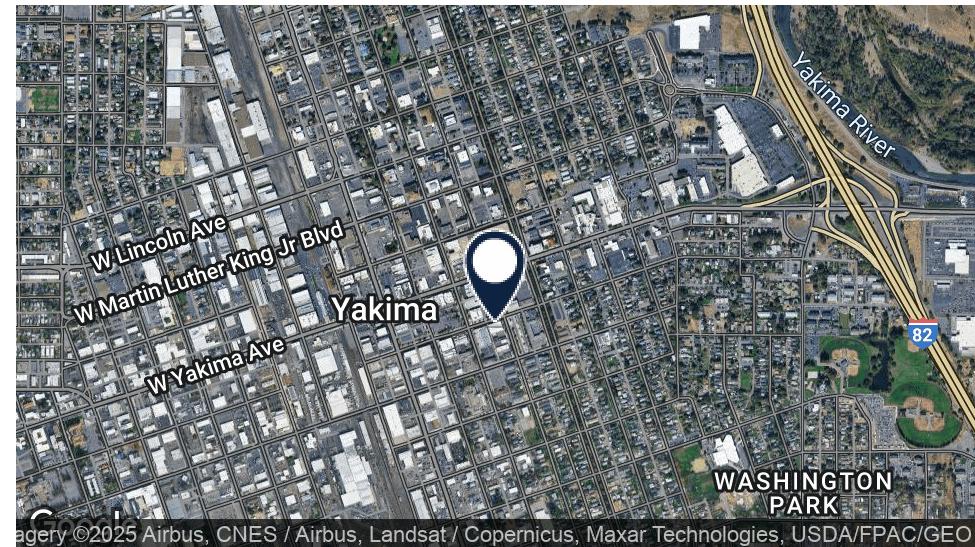
310 E Chestnut Ave
Yakima, WA 98901

509.966.3800: O
509.969.8747: C

218 Ssgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Sale Price	\$980,000
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OFFERING SUMMARY

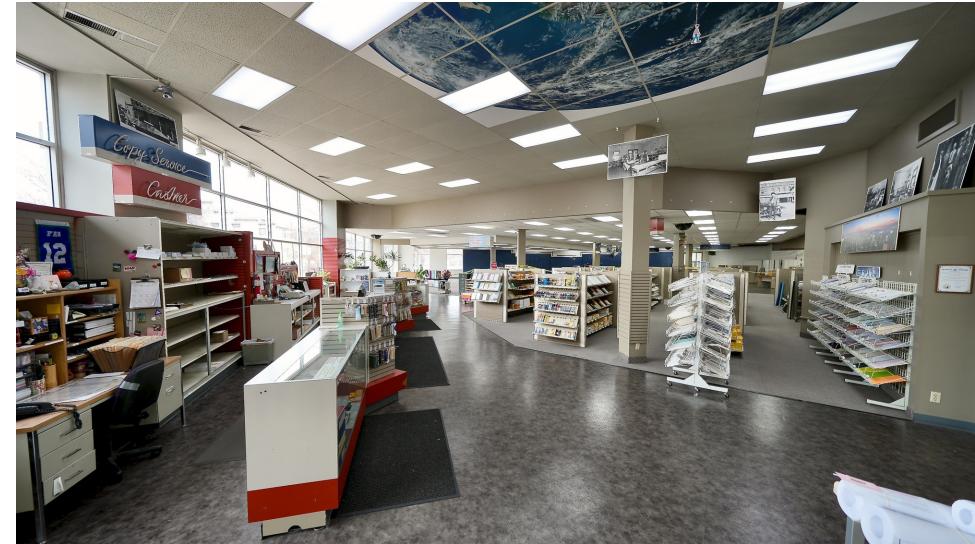
Building Size:	14,000 SF
Lot Size:	.48 Acres
Price / SF:	\$70.00
Year Built:	1925
Zoning:	CBD
Parking	10 Dedicated
Parcels	191319-24439 191319-24438

PROPERTY OVERVIEW

Prime commercial property for sale at 310 E Chestnut Ave in Yakima, WA, offering a versatile 14,000 SF building situated on 0.48 acres. This centrally located asset provides excellent access to major arterial routes, ensuring strong visibility and connectivity to Yakima's core commercial/retail districts. With its substantial footprint and flexible layout, the building accommodates a wide variety of retail, office, service, or light commercial uses. The structure's size and configuration present an appealing opportunity for owner-users, investors, or businesses seeking expansion within a well-established commercial corridor.

The property includes 10 dedicated on-site parking spaces, a significant advantage in this part of the Yakima market, allowing for reliable customer and employee access. The site configuration promotes efficient circulation while offering potential for upgrades or future redevelopment. With its combination of location, building size, and functional site features, 310 E Chestnut Ave presents a rare opportunity to acquire a meaningful commercial asset with both immediate utility and long-term value potential.

Highlights

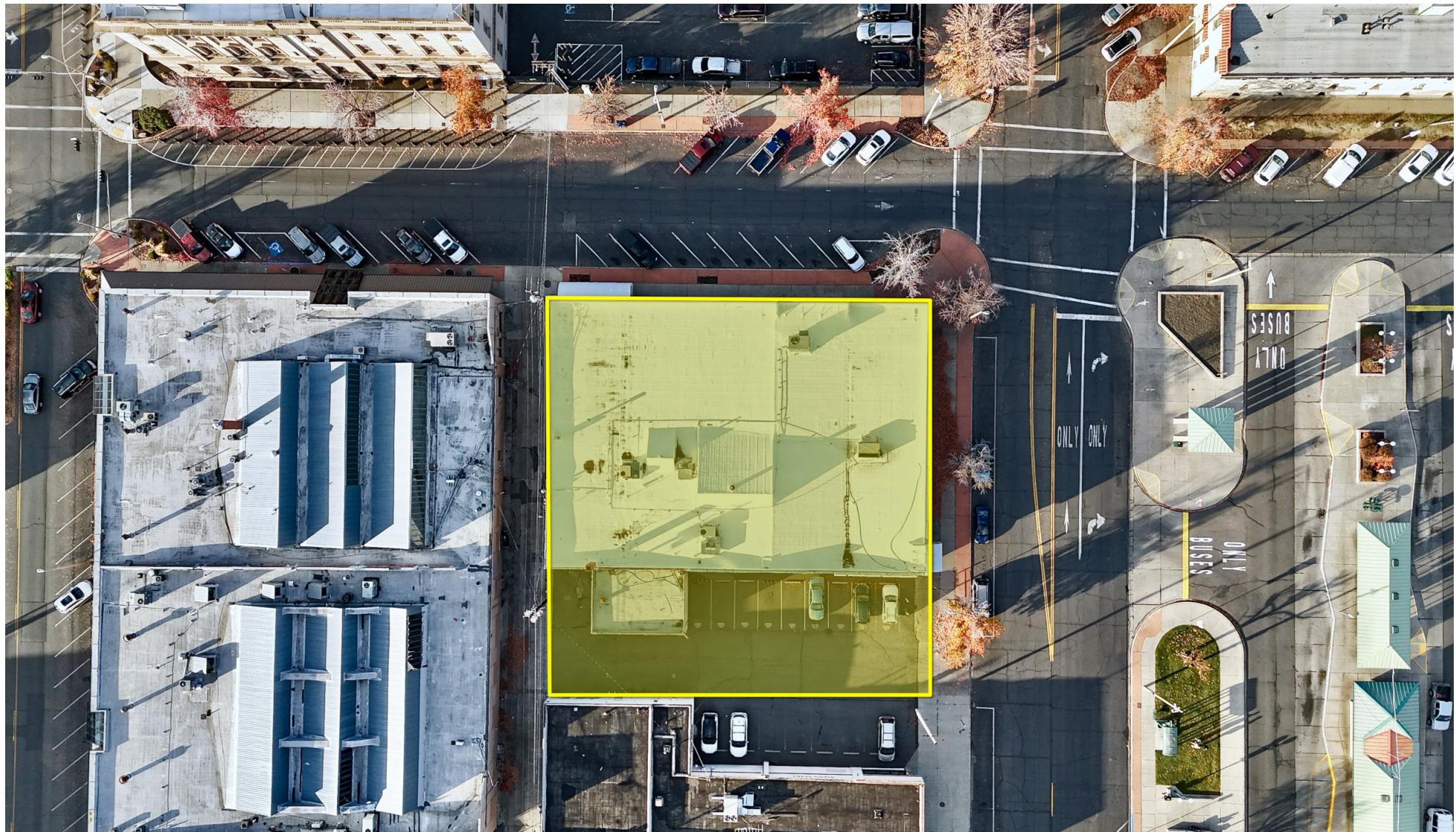


PROPERTY HIGHLIGHTS

- Previously occupied by The Yakima Bindery
- 14,000 SF commercial building with a flexible, multi-use layout
- New roof installed approximately 2 years ago
- 10 dedicated on-site parking spaces for customer and employee convenience
- High-visibility location with quick access to major Yakima arterials and commercial hubs
- Suitable for retail, office, service, or light commercial users
- Appealing opportunity for owner-users or investors
- Potential for future upgrades or redevelopment to enhance long-term value

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	912	1,881	5,523
Total Population	2,329	5,186	16,620

Aerial Photo



Additional Photos



Meet The Team



CHRIS SENTZ

Broker

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csentz@almoncommercial.com