



**Dedicated  
Realty**

16 N. 3RD ST | YAKIMA, WA 98901







Prime Downtown Yakima  
Location: Unmatched 50,000+ sq  
ft Commercial Space!

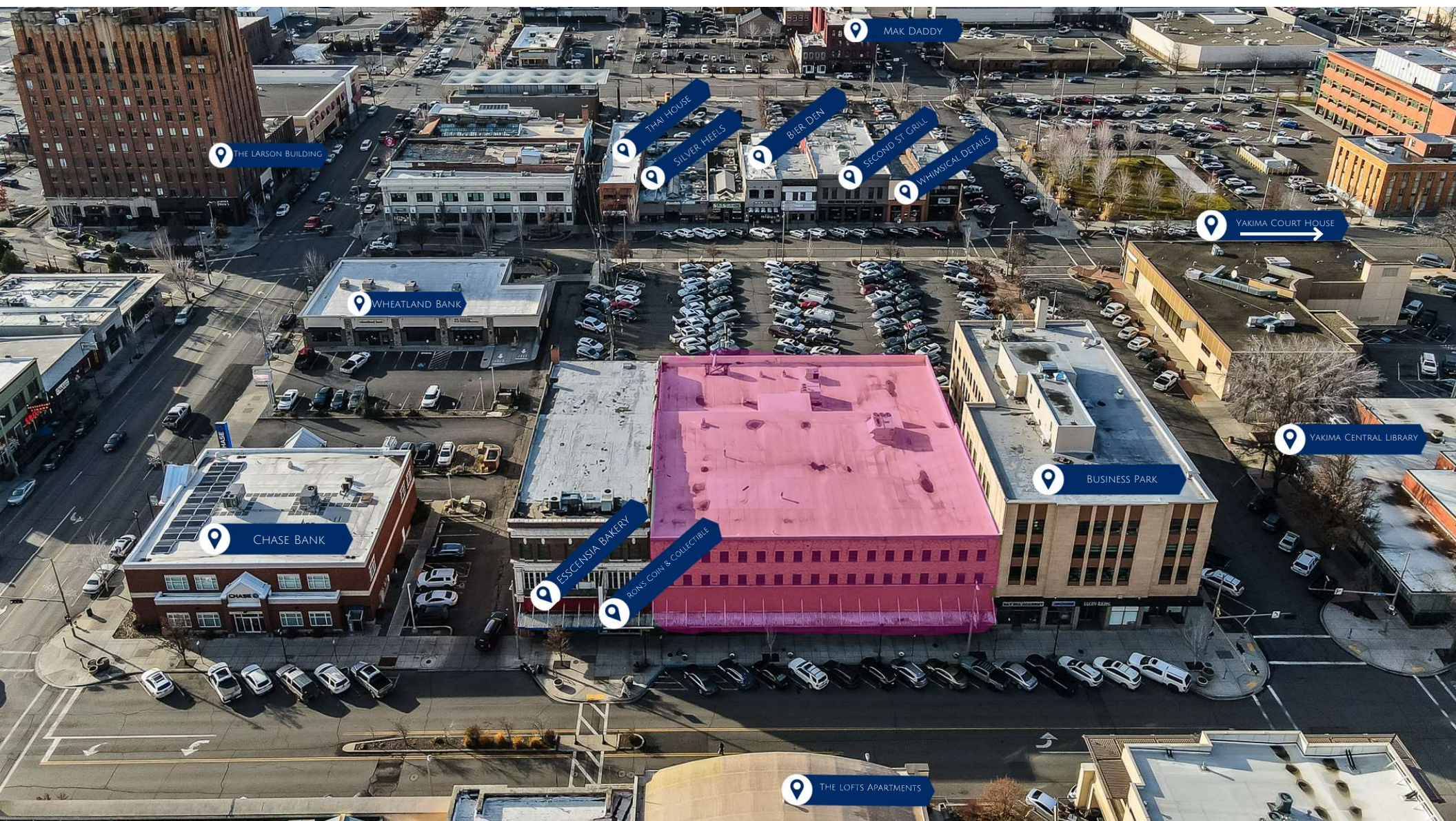
Listed  
Phil Simpson

Designated Broker, Realtor®

509-654-8086

[philsimpson17@gmail.com](mailto:philsimpson17@gmail.com)





THE LARSON BUILDING

WHEATLAND BANK

CHASE BANK

ESSCENSIA BAKERY

ROONS COIN & COLLECTIBLE

THE LOFTS APARTMENTS

MAK DADDY

THAI HOUSE

SILVER HEELS

BIER DEN

SECOND ST GRILL

WHIMSICAL DETAILS

YAKIMA COURT HOUSE

BUSINESS PARK

YAKIMA CENTRAL LIBRARY





PRIME DOWNTOWN LOCATION



VERSATILE SPACES



DIRECT ACCESS TO PARKING LOT



LOADING DOOR TO STORAGE AREA

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PRICE -

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\$1,499,000

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YEAR BUILT - 1910

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BUILDINGS - 1

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FLOORS - 4

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TOTAL SQ.FT - 51,000

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PARKING- ADJACENT LOT AND STREET PARKING

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ACREAGE - 0.40

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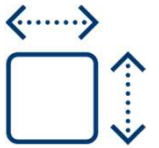
# First Floor



Details



17,000 SqFt



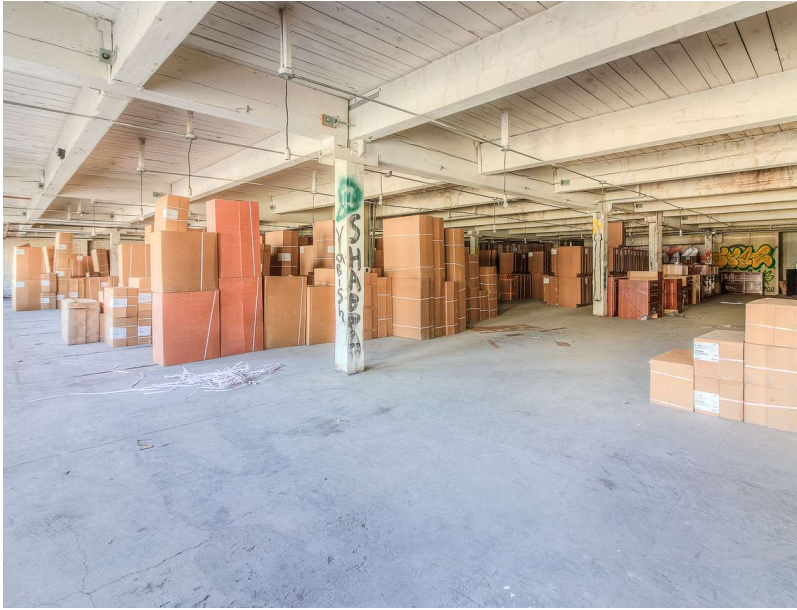
Open  
Concept



Foot  
Traffic



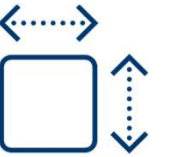
# Second Floor



## Details



Potential Office Spaces



Open Storage



Kitchen Area



# Third Floor



Details



Open Storage

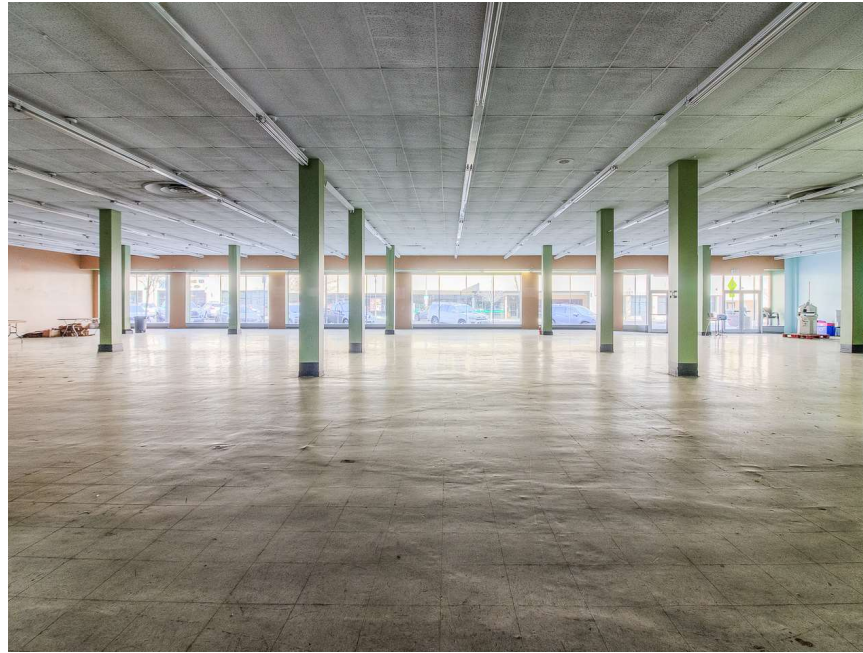
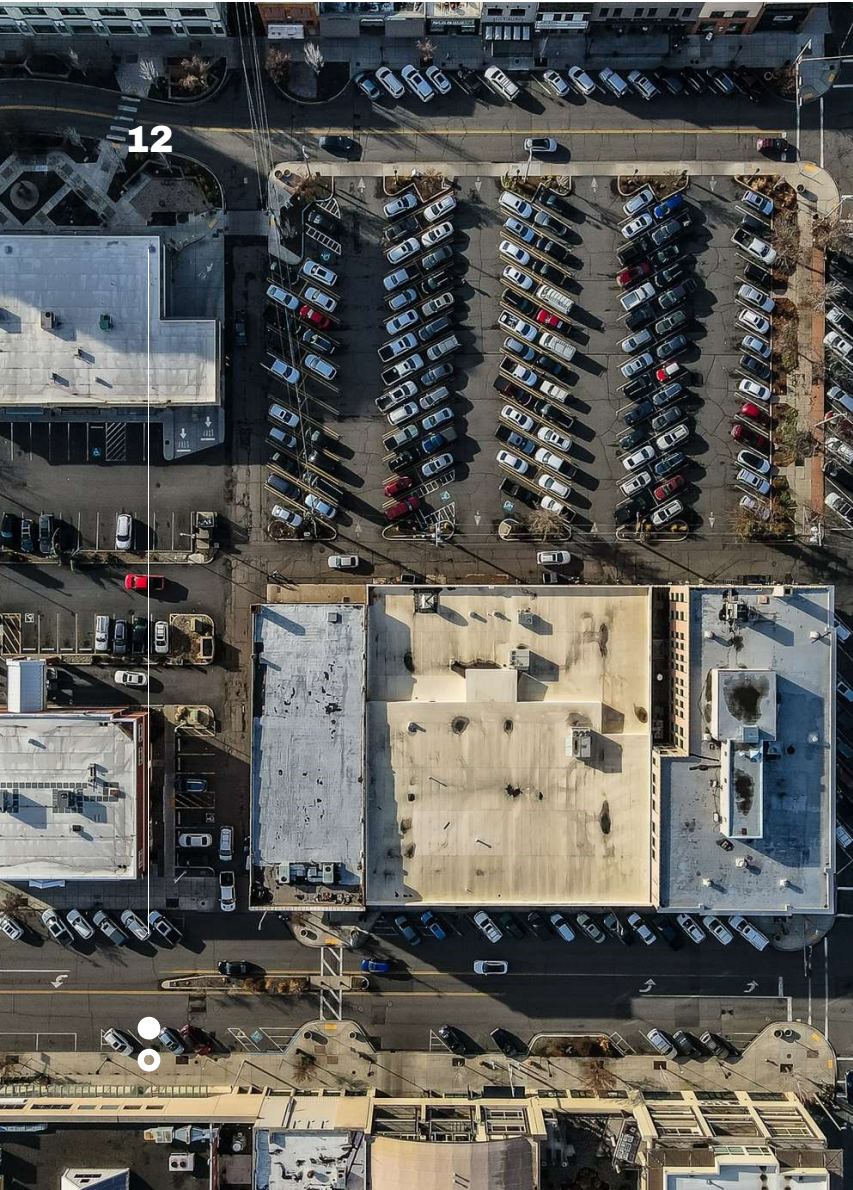


Ramp to Third Floor & Bonus Floor



Concrete Floors





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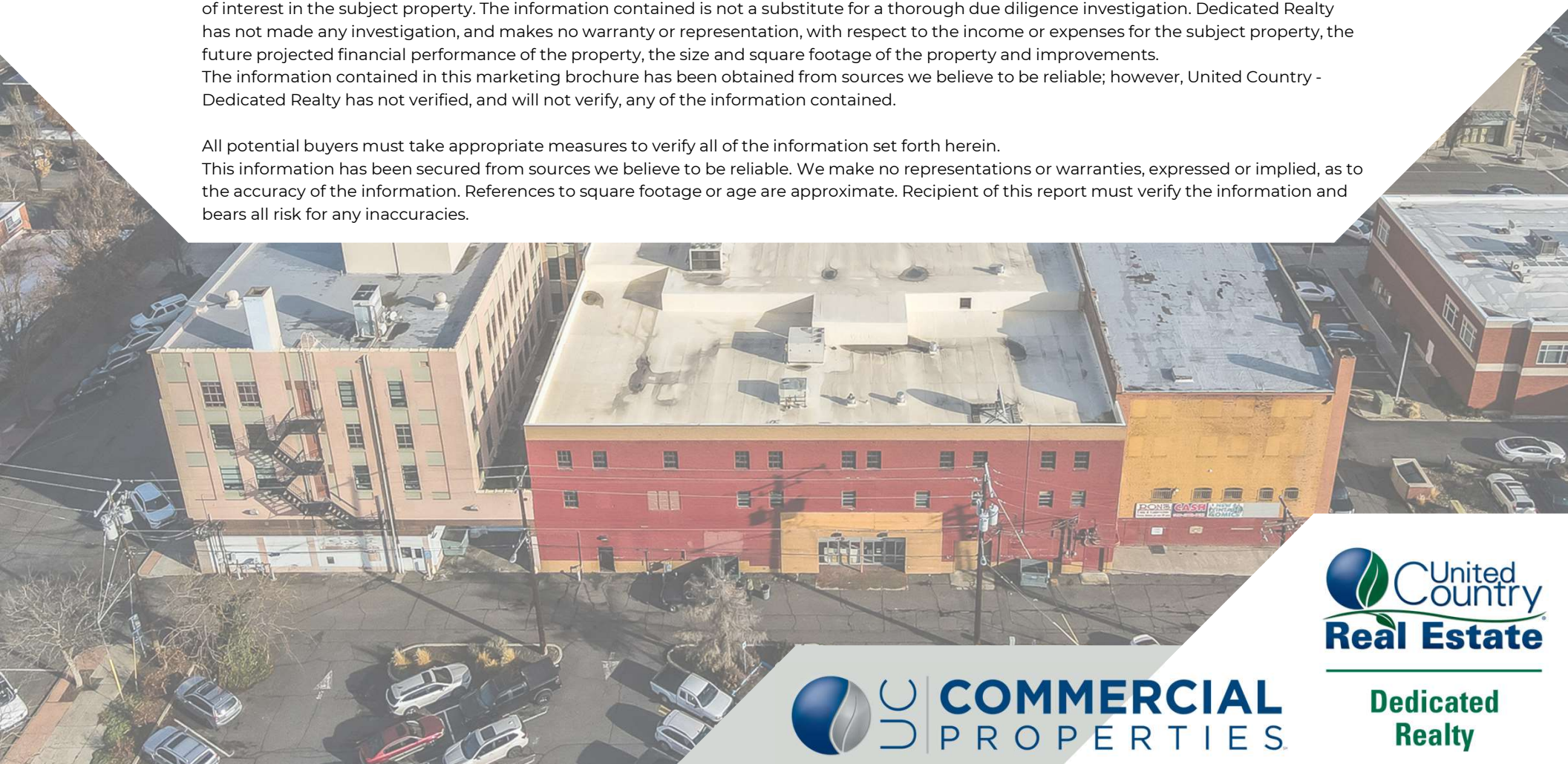
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