

FOR SALE | Industrial Land



Offered at:
Available:

\$3.50/SF
4 -15.89 acres +/-

2573 E Edison Rd
Sunnyside, WA 98944

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$609,840 - \$2,436,310
Lot Size:	4 - 15.98 acres +/-
Price / Acre:	\$3.50/SF
Zoning:	M1
Parcel Number:	231030-41001

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to acquire an industrial-zoned site at an attractive price per square foot. The property can be subdivided into parcels as small as approximately four acres.

Situated just east of Yakima Valley Highway—the primary arterial through Sunnyside—the site is well-positioned and appropriately zoned for a wide range of commercial uses. Potential uses include warehouse, mini-storage, and various B-2 General Commercial uses such as retail, auto sales, car washes, and more.

Water and sewer services are nearby; buyers should verify the availability and capacity of all utilities to their satisfaction.

The site is currently planted in mint and leased on an annual basis.

Highlights



PROPERTY HIGHLIGHTS

- Located just east of Yakima Valley Hwy with nearby businesses of Walmart, Fiesta Foods, McDonalds, Popeyes, Dollar Tree and Anytime Fitness.
- Flexible zoning and location supports a variety of commercial uses, including warehouse and mini-storage, retail, auto sales, car wash, etc.
- Flat and level site that can be subdivided into a minimum of approximately 4 acre lots.
- Buyer is to satisfy themselves as to the availability and capacity of utilities.
- Seller will entertain ground leasing and build-to-suit.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	55	134	505
Total Population	185	449	1,726
Average HH Income	\$62,811	\$63,599	\$65,130

Retailer Map



Additional Photos

