

ARE YOU READY TO HEAL?

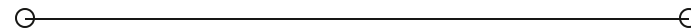
Health Within
WELLNESS CENTER

SALE / LEASE

Health Within Building

208 N 3RD AVE

Yakima, WA 98902



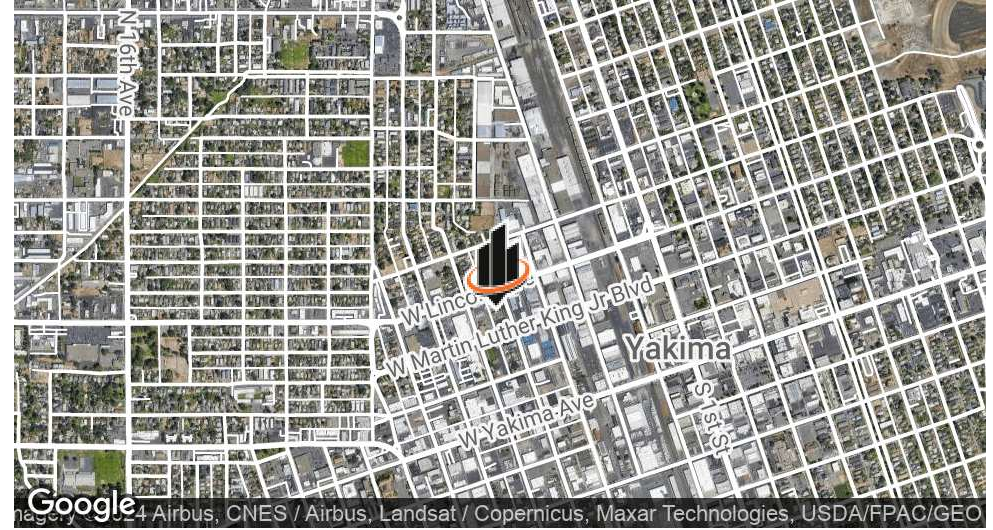
PRESENTED BY:

KEN DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$725,000.00
LEASE RATE:	\$10.00 PSF NNN
BUILDING SIZE:	5,400 SF
LOT SIZE:	0.49 Acres
PRICE / SF:	\$134.26
ZONING:	CBD
APN:	181324-12431

LOCATION OVERVIEW

Discover the vibrant energy of the Downtown Core market in Yakima, WA. Nestled in a bustling urban center, the area offers a mix of historic charm and modern convenience. Just steps away from the property, you'll find popular dining options such as Second Street Grill and the Cowiche Canyon Kitchen & Icehouse Bar. Experience the local culture with a visit to the Yakima Valley Museum or catch a performance at the Capitol Theatre. Nearby, you'll also find essential amenities including banks, fitness centers, and specialty shops. Embrace the dynamic atmosphere and prime location that the Downtown Core market has to offer for your next Medical/Office Building venture.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	Health Within Building
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	181324-12431
BUILDING SIZE	5,400 SF
LOT SIZE	0.49 Acres
BUILDING CLASS	C
YEAR BUILT	1970
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	5,400 SF
FREE STANDING	Yes
NUMBER OF BUILDINGS	1

Introducing a rare opportunity to invest in a prime commercial property located in the heart of Yakima's Downtown Core area. This distinguished 5,400 SF building, constructed in 1940/1970, boasts a desirable CBD zoning, offering immense potential for a range of medical or office building ventures. The space is currently divided into two versatile suites that can be easily combined to suit your needs. With 30 dedicated off-street parking stalls and seamless access to essential services, as well as I-82 and HWY 12, this property is positioned to elevate your investment portfolio. Don't miss the chance to secure a prominent presence in this thriving business district.

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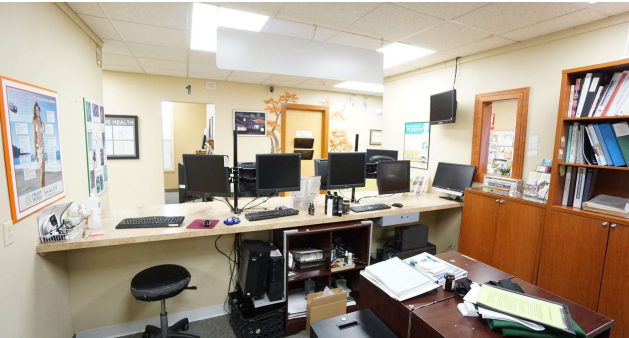
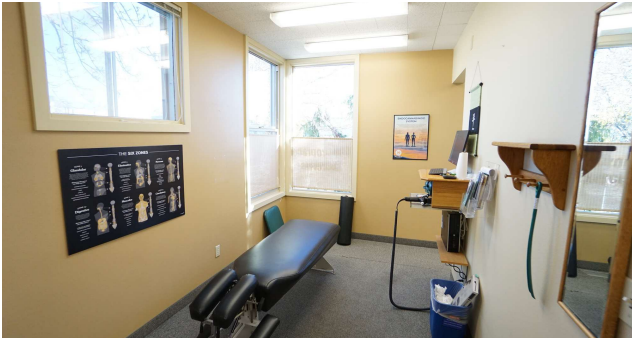
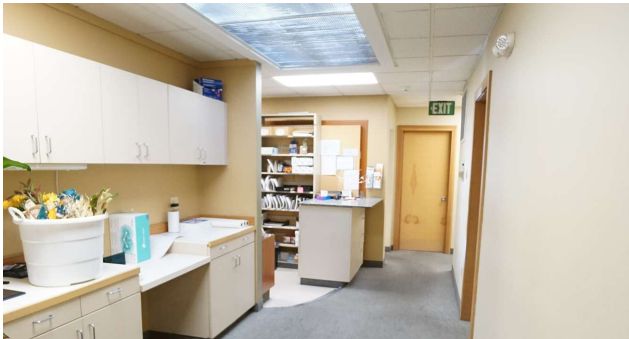
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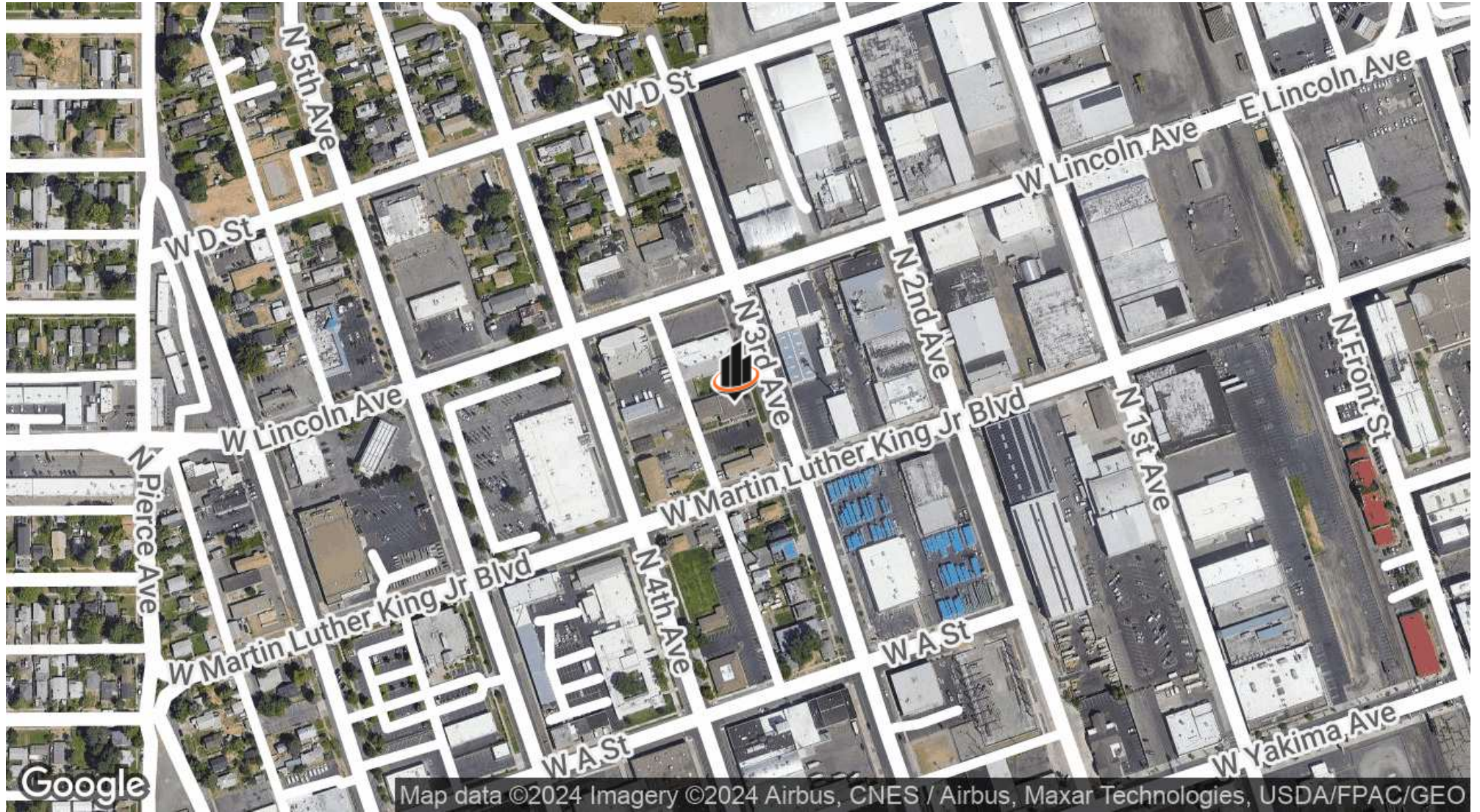
- - 5,400 SF main floor space offering flexibility for various office configurations
- - Divided into two suites, easily combinable for cohesive office layout
- - 30 dedicated off-street parking stalls for hassle-free access
- - Prime CBD zoning, ideal for a range of office or office building uses
- - Built in 1940/1970, exuding timeless charm and character
- - Strategic location in Yakima's bustling Downtown Core area
- - Seamless access to essential services, ensuring operational convenience
- - Proximity to I-82 and HWY 12 facilitates effortless commuting for employees and visitors
- - Additional basement space not included in square footage

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES 0.5 MILES 1 MILE

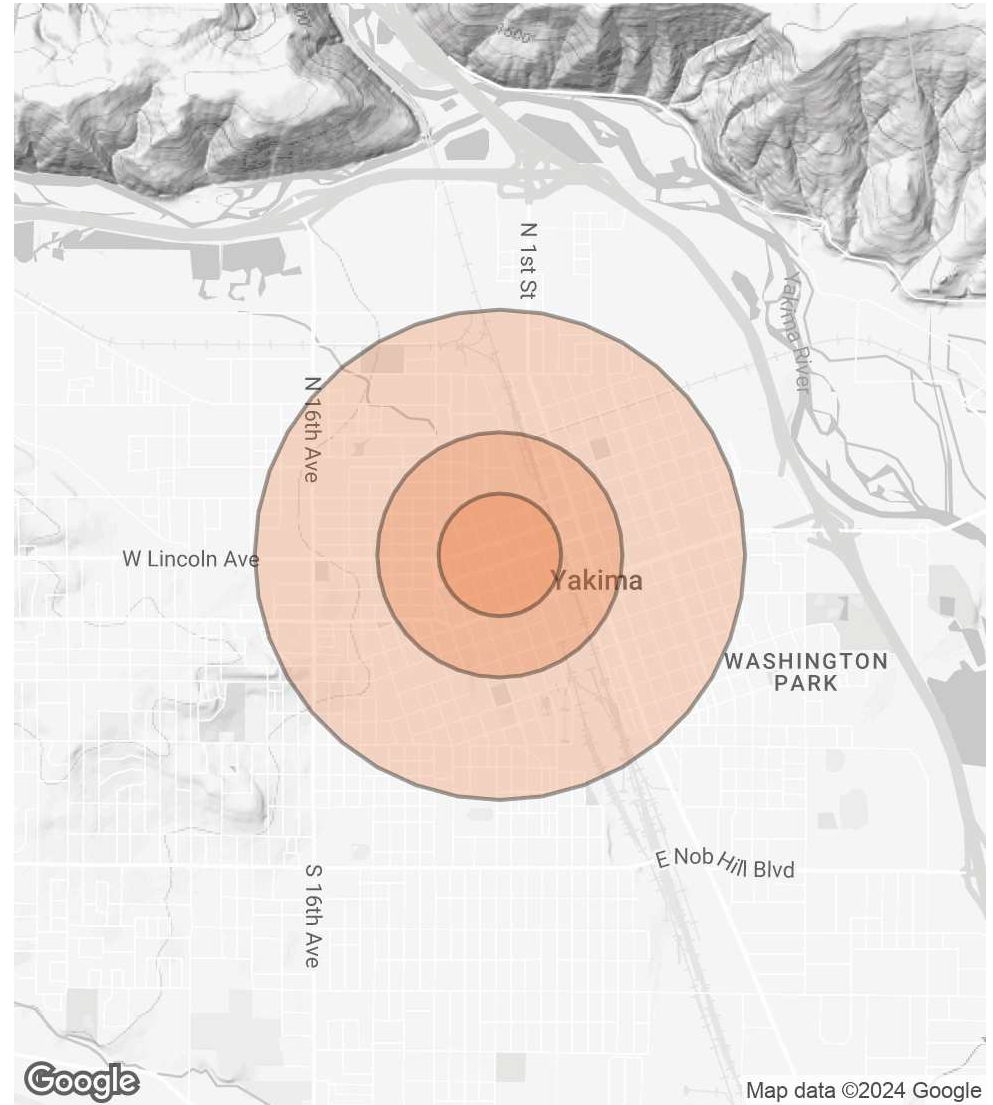
	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	942	4,552	18,258
AVERAGE AGE	25.5	27.9	29.9
AVERAGE AGE (MALE)	26.1	28.1	28.9
AVERAGE AGE (FEMALE)	25.5	27.8	31.2

HOUSEHOLDS & INCOME

0.25 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	196	1,360	6,715
# OF PERSONS PER HH	4.8	3.3	2.7
AVERAGE HH INCOME	\$36,435	\$36,099	\$39,634
AVERAGE HOUSE VALUE	\$41,723	\$78,286	\$104,748

2020 American Community Survey (ACS)



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