

FOR SALE | Carriage Park Apts.



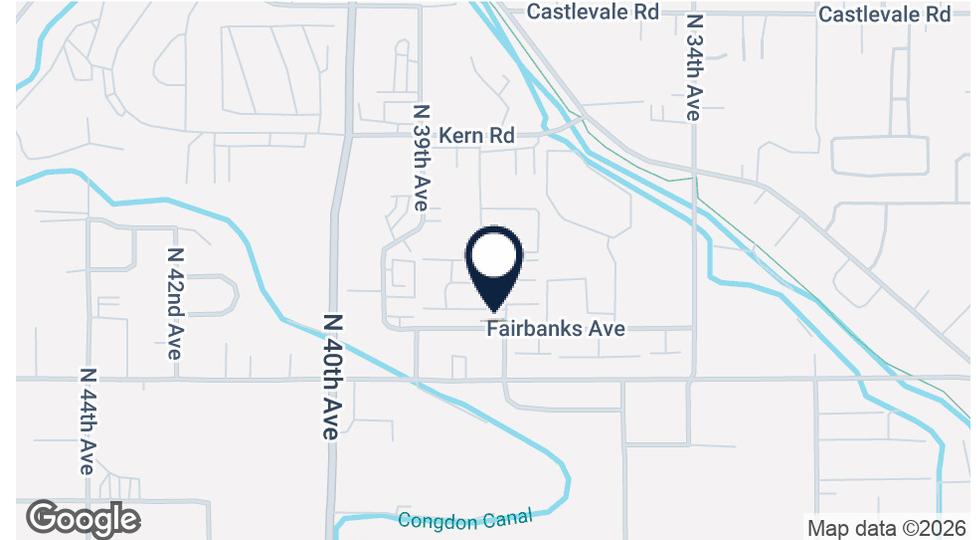
Offered at:
Available:

\$1,475,000
6,336SF + Garages

3700 & 3708 Park Ln.
Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,475,000
Building Size:	6,336SF
Number of Units	8
Lot Size:	13,938
Number of Units:	8
Year Built	1998
Number of Garages	4
Price / SF:	\$232.80
Zoning:	R3
Market:	West Yakima

PROPERTY OVERVIEW

THIS OFFERING presents the opportunity to acquire two exceptional West Yakima four-plex properties, totaling eight units. This is a rare opportunity to own two well-constructed assets featuring a 50/50 mix of 1-bedroom, 1-bath units and townhouse-style 2-bedroom, 2-bath units with sweeping territorial views and oversized garages.

The properties have recently received new roofs and fresh exterior paint, and include attractive amenities such as gas fireplaces and durable, low-maintenance Hardi-plank siding. Both assets have been exceptionally well maintained and reflect clear pride of ownership.

Current rents are approximately 18% below market, creating a compelling value-add opportunity. Seven of the eight units are on month-to-month leases, with the remaining lease expiring in August 2026, providing flexibility for repositioning and rental adjustments.

This is a clean, low-maintenance offering located within one of West Yakima's most desirable rental corridors. The neighboring four-plex at 3700 Carriage Park is included in this package sale. Because the assets are situated on two separate tax parcels, a buyer may be eligible for residential financing rather than commercial financing, potentially allowing for a higher loan-to-value ratio.

Highlights



PROPERTY HIGHLIGHTS

- Desirable unit mix: 50% 1-bedroom/1-bath units and 50% townhouse-style 2-bedroom/2-bath units
- Townhouse units feature sweeping territorial views and oversized garages in West Yakima
- Recent capital improvements include a new roof and fresh exterior paint
- Attractive amenities: gas fireplaces and durable, low-maintenance Hardi-plank siding
- Exceptionally well maintained with evident pride of ownership throughout
- Current rents are +/- 18% below market
- Located off of Englewood and N 39th Ave.
- Seven units on month-to-month leases; one lease expiring August 26, 2026, presenting a clear path for rent repositioning
- Rare, clean, low-maintenance investment in one of West Yakima's most desirable rental corridors
- Can likely be purchased using residential financing as these are two separate tax parcels providing a higher LTV

Additional Photos



Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE END
1	1	1	725 SF	\$735	\$1.01	\$1,000	\$1.38	Mo. to Mo.
2	1	1	725 SF	\$795	\$1.10	\$1,000	\$1.38	Mo. to Mo.
3	1	1	725 SF	\$795	\$1.10	\$1,000	\$1.38	Mo. to Mo.
4	1	1	725 SF	\$875	\$1.21	\$1,000	\$1.38	Mo. to Mo.
5	2	2	859 SF	\$1,550	\$1.80	\$1,750	\$2.04	Mo. to Mo.
6	2	2	859 SF	\$1,550	\$1.80	\$1,750	\$2.04	Mo. to Mo.
7	2	2	859 SF	\$1,285	\$1.50	\$1,750	\$2.04	Mo. to Mo.
8	2	2	859 SF	\$1,450	\$1.69	\$1,750	\$2.04	Exp. 8/19/2026
TOTALS			6,336 SF	\$9,035	\$11.21	\$11,000	\$13.68	
AVERAGES			792 SF	\$1,129	\$1.40	\$1,375	\$1.71	

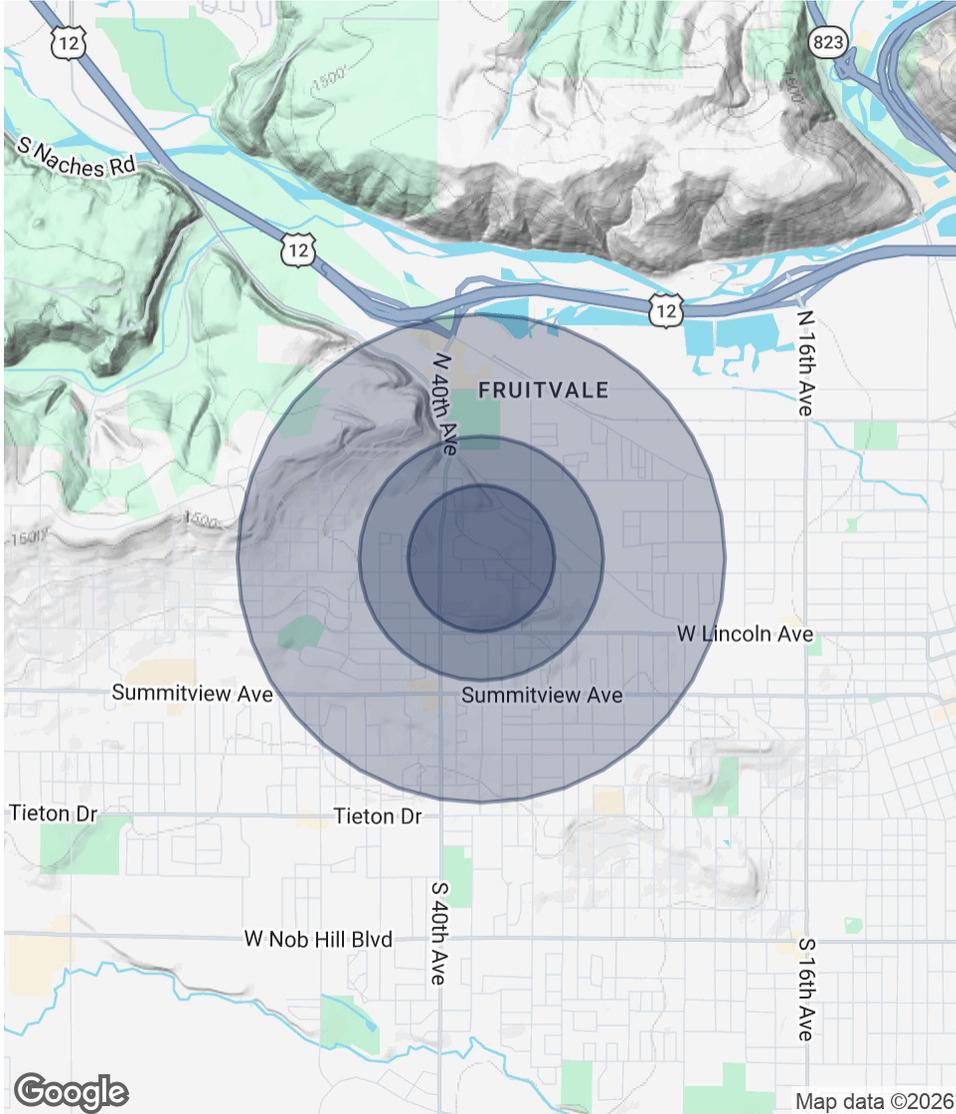
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,947	5,581	19,833
Average Age	39	38	36
Average Age (Male)	38	37	35
Average Age (Female)	41	39	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	829	2,204	7,095
# of Persons per HH	2.3	2.5	2.8
Average HH Income	\$71,153	\$68,131	\$70,123
Average House Value	\$347,429	\$321,376	\$274,844

Demographics data derived from AlphaMap



Advisor Bio 1



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