

FOR LEASE

Former Veterinary
Clinic Space

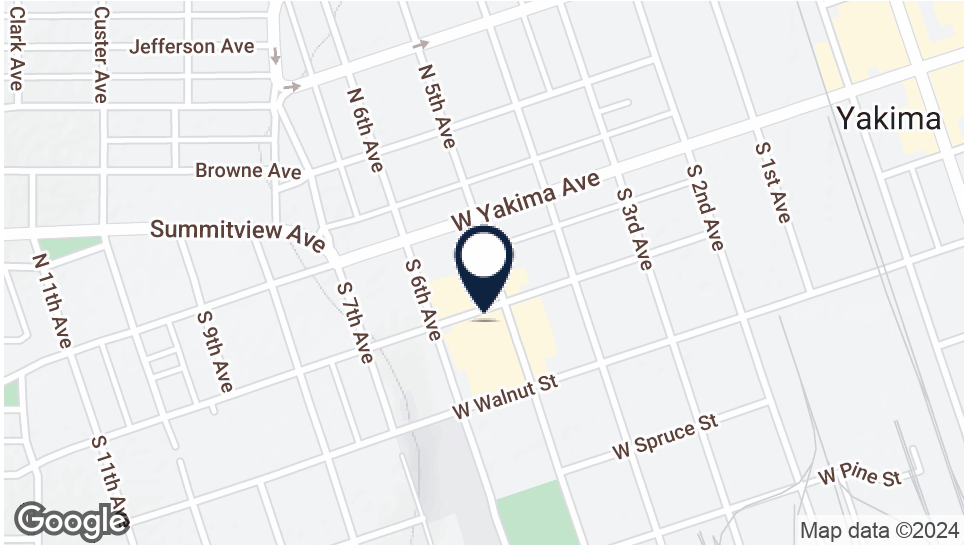


Offered at: \$9/SF, NNN
Available: 2,641SF +/-

510 W Chestnut Ave
Yakima, WA 98902

Bill Almon, Jr. 218 S5gt Pendleton Way 509.966.3800: O
wcalmon@almoncommercial.com Yakima, WA 98901 509.961.7575: C

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$9/SF, NNN
Monthly Base Rent:	\$1,981/month
Available SF:	2,641SF +/-
CAM's/NNN's:	\$2.22/SF +/-
Zoning:	CBD
Parcel Number:	181324-42504

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease an affordable commercial space located on block south of Yakima Ave near the heart of the downtown central business district.

Historically occupied by a pet emergency veterinarian clinic and ideally configured for continued use as the same or similar, the space includes 6 exam rooms, reception area, work areas and plentiful storage space.

The space might also be converted into traditional retail or office space upon terms to be negotiated.

Highlights



PROPERTY HIGHLIGHTS

- Affordable downtown commercial space.
- Configured with a reception area, 6 exam rooms, work areas and plentiful storage space.
- Potential to convert the space to traditional retail or office space upon terms to be negotiated.
- Attractive façade with significant glass and prominent signage opportunity.
- Low operating expenses budgeted at approximately \$2.22/SF, including sewer and water.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	230	1,345	7,289
Total Population	734	3,483	19,799
Average HH Income	\$41,948	\$41,218	\$43,940

Additional Photos



Additional Photo

