

VALLEY
PERFORMING
ARTS
CENTER

SALE

Valley Performing Arts Center

401 S 7TH STREET

Sunnyside, WA 98944

PRESENTED BY:

KEN DAVIS

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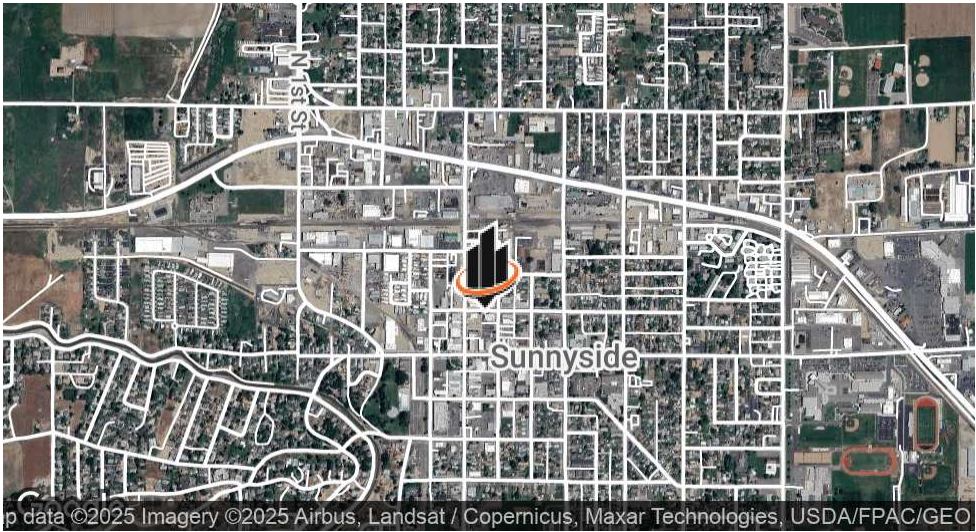
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$879,900
LOT SIZE:	27,878 SF
BUILDING SIZE:	7,084 SF

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PROPERTY DESCRIPTION

Presenting a compelling opportunity for office and retail building investors, this property embodies timeless appeal and modern functionality. Boasting 7,084 square feet of versatile space, the building, renovated in 2018, offers a seamless blend of classic charm and contemporary convenience. Zoned B3, it caters to a diverse range of business needs, ensuring flexibility for potential tenants. Built in 1955, the property has been thoughtfully updated to accommodate modern requirements while preserving its original character. With its strategic location in Lower Yakima County, this prime asset presents an enticing prospect for investors seeking a well-appointed, adaptable space in a dynamic market.

PROPERTY HIGHLIGHTS

- 7,084 total SF building (5,678 main floor and 1,406 2nd floor)
- Built in 1955, renovated in 2018
- Zoned B3
- Strategic location in Lower Yakima County area
- Over 35 dedicated off street parking stalls
- 2 Tax Parcels

ADDITIONAL PHOTOS



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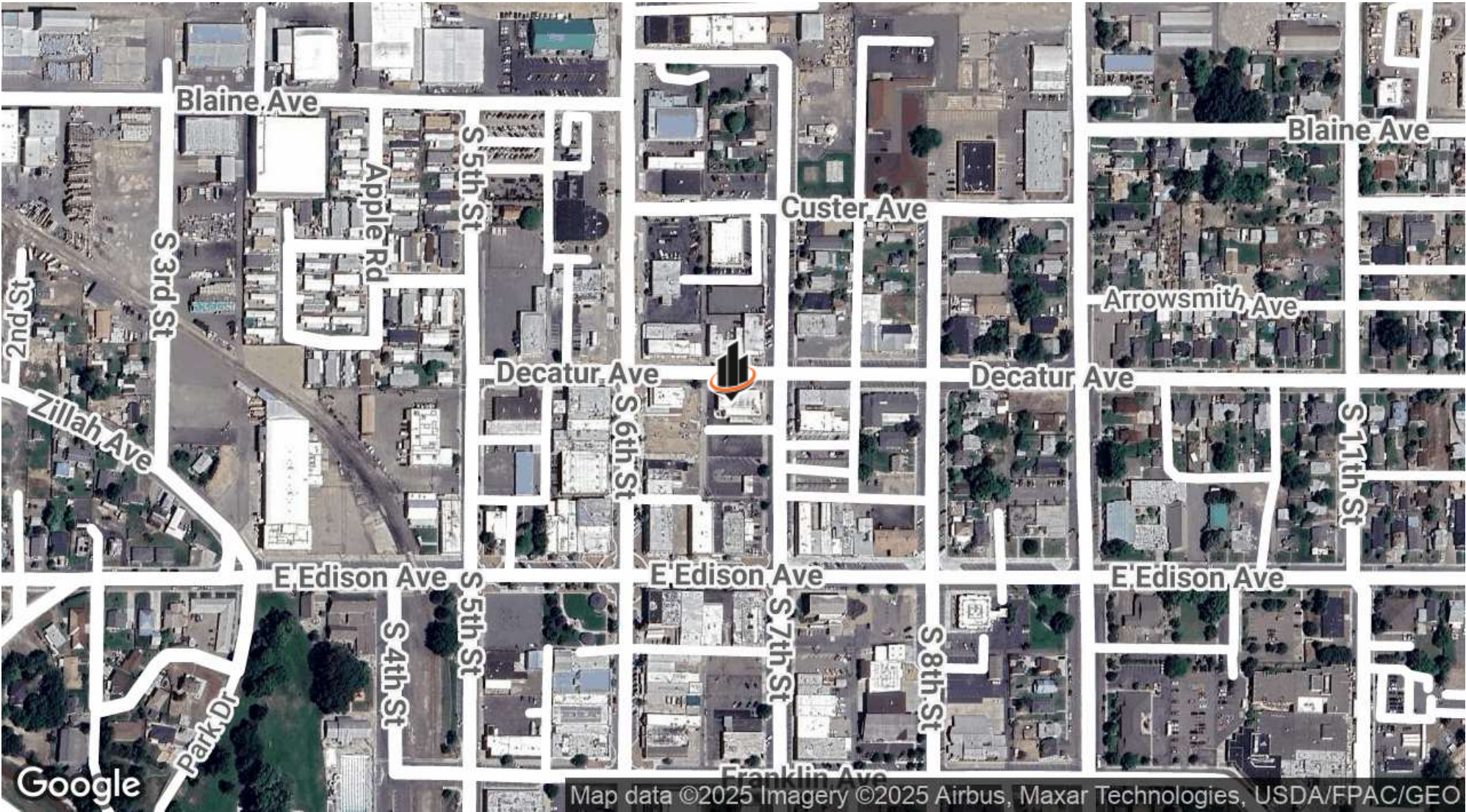
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AERIAL PHOTO



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LOCATION MAP



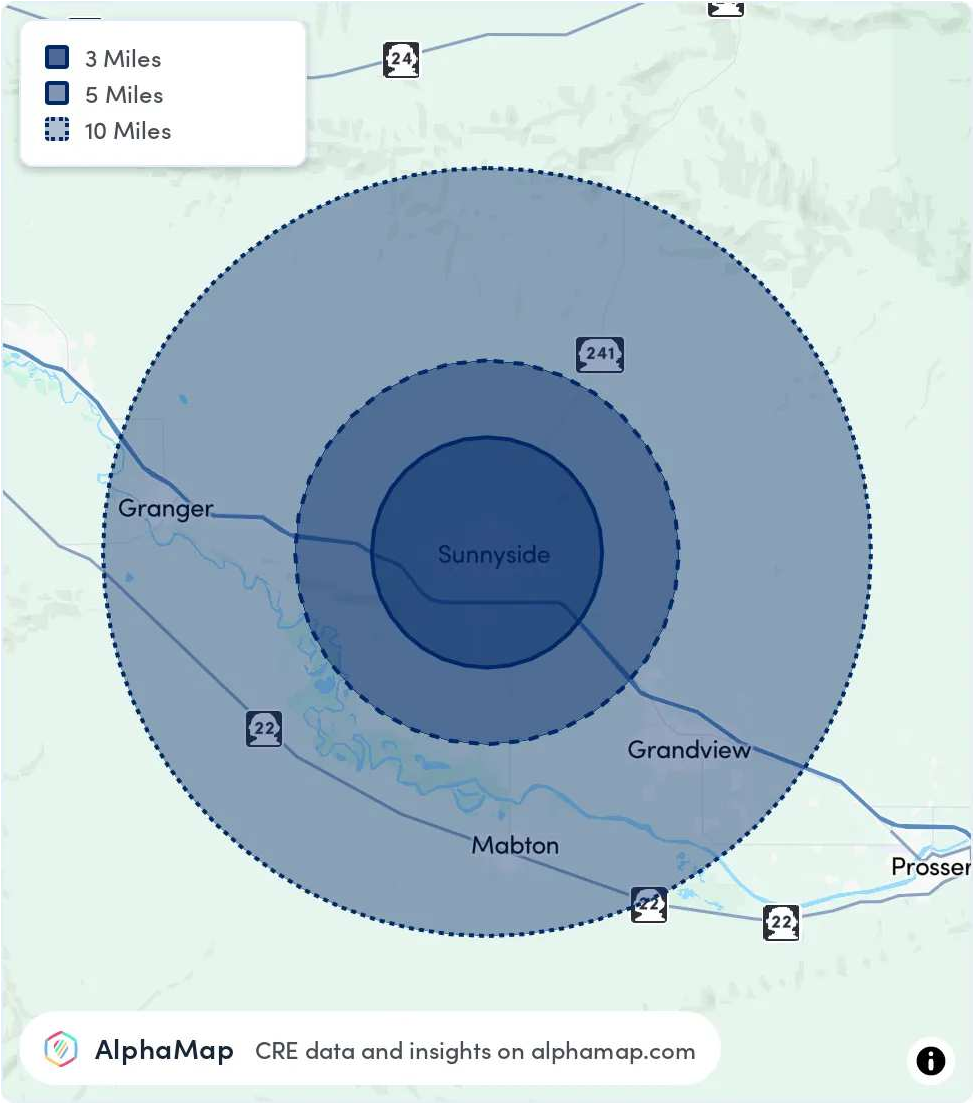
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,272	20,626	24,783
AVERAGE AGE	32	33	33
AVERAGE AGE (MALE)	32	32	33
AVERAGE AGE (FEMALE)	33	34	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,741	5,876	7,088
PERSONS PER HH	3.5	3.5	3.5
AVERAGE HH INCOME	\$69,277	\$71,241	\$71,854
AVERAGE HOUSE VALUE	\$235,860	\$269,912	\$285,516
PER CAPITA INCOME	\$19,793	\$20,354	\$20,529

Map and demographics data derived from AlphaMap



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