

2310 Terrace Heights

Yakima, WA 98901

PEAK

Terrace Heights Dr



For More Information, Please Contact

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PROPERTY SUMMARY

SELLER FINANCING AVAILABLE!

The property is zoned M9 and offers excellent function and flexibility across its fully fenced front and back yards, complete with a secured front gate and generous gravel parking. Security and access are strong across the site, supporting both commercial and residential uses.

The main commercial building, located at the rear of the property, was built in 1981 and totals approximately 2,400 square feet. It includes a large open area, 16 potential dog kennels with individual exterior access doors, and two ten-foot grade-level doors for easy loading. Inside, you'll find a dedicated reception room, bathroom, and dog washroom. The building is climate-controlled with three wall-mounted air conditioning units and a heat pump.

The separate shop and industrial space, built in 1994, offers approximately 1,400 square feet (35' x 40') with two 12-foot grade-level doors for convenient access. This building includes its own dedicated heating, making it suitable for year-round operations.

There are also three residential structures on the property. The house located directly behind the shop is approximately 1,044 square feet, built in 1935, and features two bedrooms, two bathrooms, a covered porch, one wall A/C unit, and a heat pump. The front house is the largest, offering three bedrooms, two bathrooms, and roughly 1,953 square feet, built in 1973. The middle house, built in 1953, includes one bedroom and one bathroom and serves as a flexible additional living or rental unit.

Property Details

Address City, State,	2310 Terrace Heights	Building 3 Size	1,953 sq ft
Zip Code	Yakima, WA 98901	Building 4 Size	1,044 sq ft
Pricing	\$925,000	Building 5 Size	792 sq ft2
Building 1 Size	2,400 sq ft	Acreage	1.6 acres
Building 2 Size	1,400 sq ft	Parking	Expansive gravel surface parking and drive aisles

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FOR SALE
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LOCATION DESCRIPTION

Positioned on Terrace Heights Drive just east of the intersection with Keys Road, this 1.62-acre property sits in the heart of one of Yakima's most active and rapidly developing commercial corridors. Terrace Heights Drive serves as the primary east-west arterial connecting the City of Yakima with the growing suburb of Terrace Heights, offering strong visibility, accessibility, and daily traffic exposure.

The broader area is experiencing significant infrastructure investment, most notably the East-West Corridor project – a major public initiative that will establish a new roadway linking Yakima and Terrace Heights with improved river crossings, expanded lanes, and enhanced access to Interstate 82. This long-term improvement plan is expected to substantially increase traffic volume and commercial visibility throughout the corridor, positioning this property at the center of future economic activity.

Terrace Heights has become one of Yakima's most desirable growth zones, combining established retail and industrial businesses with new residential and mixed-use developments. The surrounding area supports solid household incomes and a growing population base, attracting both local operators and regional investors. New commercial projects, service businesses, and residential communities continue to expand eastward, creating consistent demand for flexible, well-located properties like this one.

The site's proximity to daily-needs retailers, restaurants, and service businesses enhances its viability for a wide range of uses—from owner-occupied operations to redevelopment opportunities. With reliable infrastructure, convenient access to I-82, and ongoing investment in roadways and utilities, this location offers both immediate utility and long-term upside within a strengthening market corridor.