

**FOR SALE**

**Prime Yakima Ave  
Retail Building**



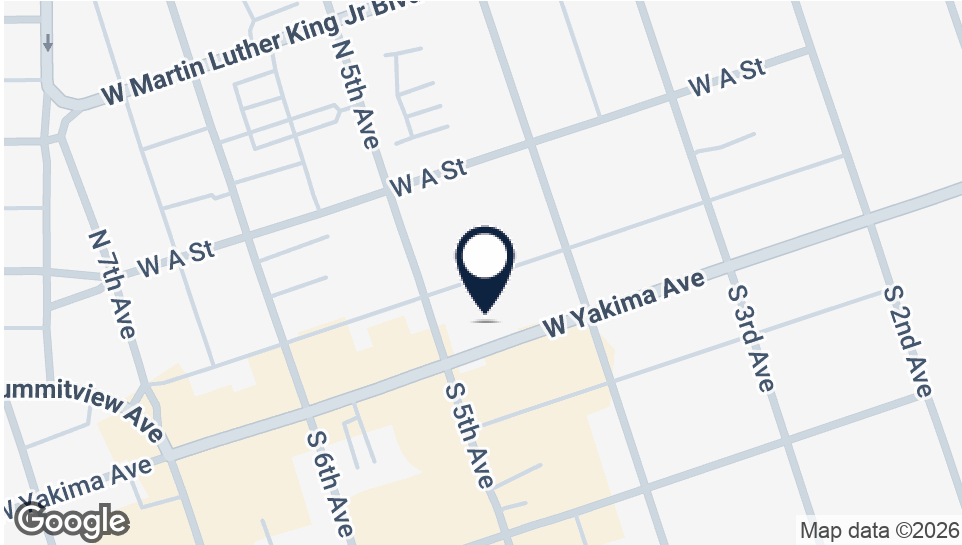
Offered at: \$695,000  
Building Size: 7,056SF +/-

419 - 423 West Yakima Avenue  
Yakima, WA 98902

218 S Sgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	7,056SF +/-
Sale Price/SF:	\$98.50/SF +/-
Lot Size:	.30 acres +/-
Year Built:	1976
Zoning:	CBD
Parcel Number:	181324-13528

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a prominently located retail building with two suites ideally situated for an owner/user desiring to occupy approximately half of the building while leasing out the remainder.

Currently configured with two retail spaces, one of which is leased to a local thrift and consignment store through 4/27 at \$2,650/month, and the other is vacant.

The property benefits from being at a controlled intersection with strong traffic counts, plus access, visibility and presence along both W Yakima Ave and N 5th Ave.

# Highlights



## PROPERTY HIGHLIGHTS

- Excellent owner/user opportunity at an incredible price of approximately \$98.50/SF.
- Approximately half of the building is leased through 4/27 at \$2,650/month.
- Located at the prominent controlled intersection of W Yakima Ave and N 5th Ave with access from both arterials.
- Traffic counts exceeding 17,800 vehicles per day on Yakima Ave and exceeding 7,000 on N 5th Ave.
- Includes a significant pylon sign on Yakima Ave.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,095	29,732	45,706
Total Population	20,266	82,651	124,906
Average HH Income	\$51,936	\$68,459	\$78,556

# Additional Photos



# Additional Photo



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# Additional Photo

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# Additional Photo

