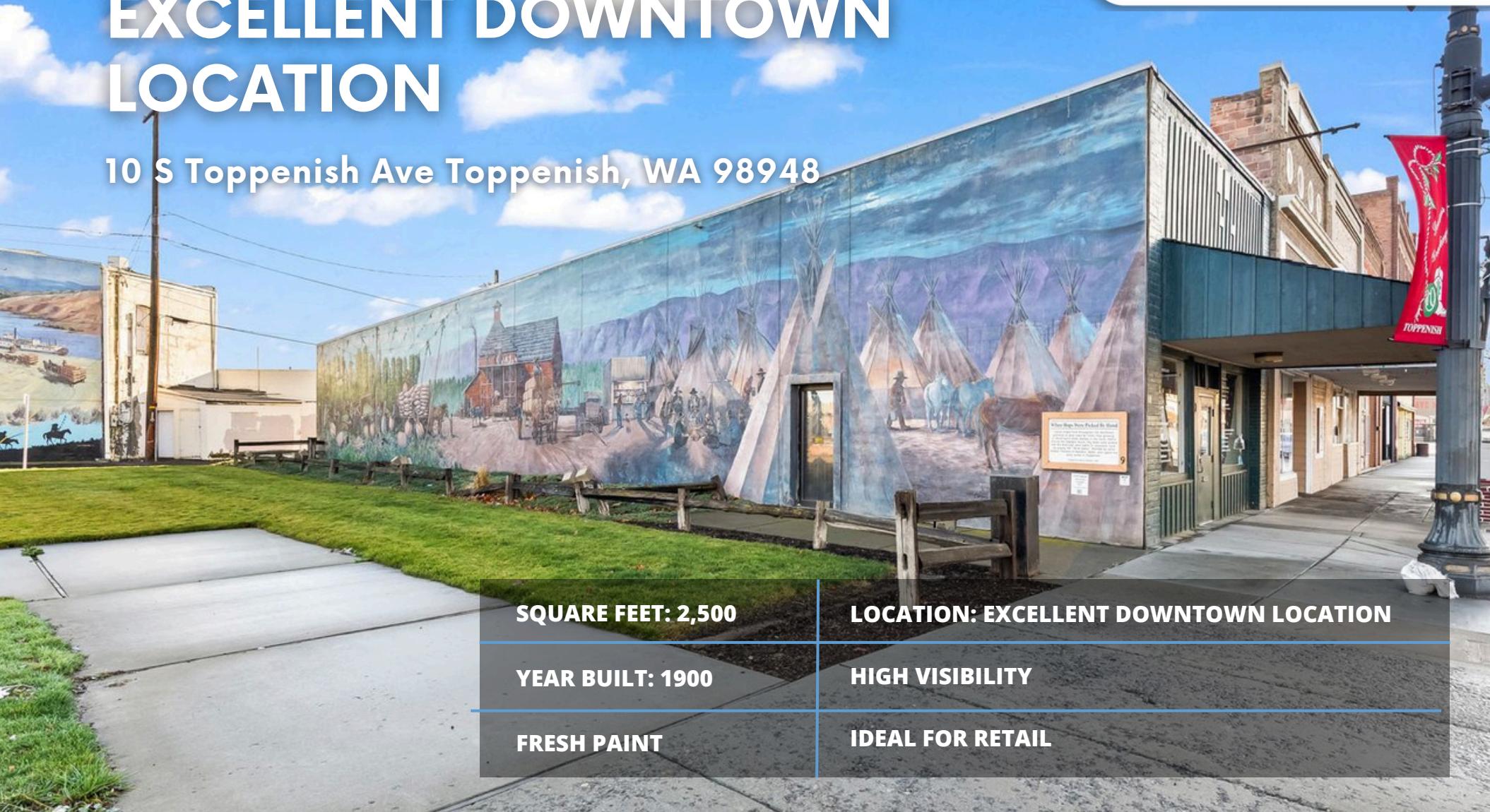


\$249,900

EXCELLENT DOWNTOWN LOCATION

10 S Toppenish Ave Toppenish, WA 98948



SQUARE FEET: 2,500

YEAR BUILT: 1900

FRESH PAINT

LOCATION: EXCELLENT DOWNTOWN LOCATION

HIGH VISIBILITY

IDEAL FOR RETAIL

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PROPERTY OVERVIEW

Built in 1900 this building is right in the heart of downtown Toppenish's retail center. Historic downtown boasts over 70 murals depicting the town's history and this building is home to one of those murals. Highly visible retail location in great condition with several updates. 2,500 square feet offers retail space, 6 offices, a conference room and 2 bathrooms. Building is for sale as well as for lease offering options to the new owner



John L. Scott | YAKIMA

VERSATILE COMMERCIAL SPACE WITH FLEXIBLE USE

This 2,500 sq ft commercial space offers a functional and adaptable layout suitable for a variety of business uses. The interior includes a welcoming retail area, six offices, a conference room, and two bathrooms, allowing for both customer-facing operations and administrative needs. The building's excellent condition and flexible configuration make it a strong option for an owner-user or investor seeking a downtown presence with character and convenience.



PRIME DOWNTOWN TOPPENISH LOCATION

Located at 10 S Toppenish Avenue in the heart of downtown Toppenish, this property offers excellent visibility and strong foot and vehicle traffic. Surrounded by local businesses in a walkable, culturally rich area, it's an ideal location for establishing a strong commercial presence.





UNIQUE OPPORTUNITY



Opportunities like this are rare in historic downtown Toppenish. Whether you're looking to purchase or lease, this property offers flexibility, visibility, and a connection to the community's cultural heritage. With its prime location, strong layout, and historic significance, 10 S Toppenish Avenue is well-positioned to support a wide range of business ventures—from retail and professional services to creative and community-focused uses.



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