



**FOR SALE - \$825,000**

**445 BARNARD BLVD**  
**SUNNYSIDE, WA 98944**

### **PROPERTY SUMMARY**

**SELLER FINANCING AVAILABLE!!!!** 445 Barnard Blvd in Sunnyside, WA, this 5,040-square-foot commercial building offers a prime opportunity for specialized medical and diagnostic operations. Most recent use is a Bovine veterinarian clinic. Built in 2002 on a generous 1.4-acre lot, this single-story structure boasts a meticulously maintained layout perfectly suited for laboratory functions and offices. It is set up with two front entrances which allow for the possibility of multiple tenants.

Strategically located within Sunnyside's commercial district, the property ensures seamless access to major transportation routes, including Interstate 82, facilitating efficient connectivity to surrounding areas. This presents an opportunity to purchase a nice building in the newer part of Sunnyside right next to the Port of Sunnyside offices.



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### Property Details

<b>Address</b>	445 Barnard Blvd
<b>City, State, Zip Code</b>	Sunnyside, WA 98944
<b>Pricing</b>	\$825,000
<b>Building Size</b>	5,040 sq ft
<b>Lot Size</b>	1.4 AC
<b>Year Built</b>	2002
<b>Zoning</b>	Commercial
<b>Current Use</b>	Veterinary Services/Professional Office

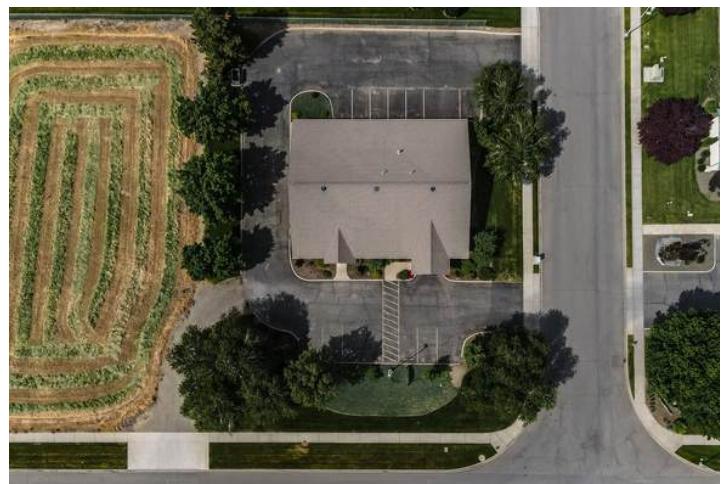
### PROPERTY HIGHLIGHTS

- Location:** Situated in Sunnyside, WA, with convenient access to major transportation routes, including Interstate 82.
- Configuration:** Single-story commercial building with a well-maintained layout conducive to office operations.
- Investment Potential:** Ideal for continued use as office space, offering a stable, income-generating investment.
- Growth Potential:** Located in a community with growing demand for office facilities, supported by Sunnyside's thriving agricultural industry.



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