



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

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