

FOR SALE

**Industrial, Multifamily
Or Commercial Acreage**



Offered at: **\$5.00/SF**
Size: **3.64 acres +/-**

**E Adams St @ S 15th St
Yakima, WA 98901**

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Yakima, WA 98901
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Executive Summary



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Price/SF: | \$5.00/SF |
| Land Area: | 3.64 acres +/- |
| Total Price: | \$792,792 |
| Zoning: | RD (Regional Development) |
| Parcel Number: | 191320-34004 |

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase commercial acreage near Interstate 82 in a mixed-use neighborhood consisting of industrial, RV sales and the Central WA State Fair Park & Event Center and Yakima Valley Sundome to the south, multi-family and single-family to the north and west.

Located just minutes from two interstate interchanges, the combination of interstate access and location most likely make the site ideal for industrial, mini-storage or multifamily developments, but the flexible zoning allows for a wide range of traditional commercial and residential uses.

Access is from both Adams St and 15th St with potential for an access easement from Pacific Ave upon terms to be negotiated. Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.

Highlights



PROPERTY HIGHLIGHTS

- While flexibly zoned to support a wide variety of potential commercial uses, the property is most likely to be developed for industrial or multi-family.
- Difficult to find smaller commercial acreage suitable zoned and located for industrial uses.
- Access is from both Adams St and 15th St with potential for an access easement from Pacific Ave upon terms to be negotiated.
- Flat and level site.
- Adjacent site totaling approximately 20.26 acres is also available to purchase at the same price/SF.
- Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 3,390 | 23,302 | 37,877 |
| Total Population | 10,296 | 66,539 | 103,027 |
| Average HH Income | \$53,877 | \$67,832 | \$76,883 |

Additional Photo



Additional Photo



Additional Photo



Additional Photo

