

# FOR SALE | Commercial/Residential Land - 5.06 Acres



Offered at: \$525,000  
Available: 5.06 Acres

710 South St. Mabton  
Mabton, WA 98935

218 Ssgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$525,000
Available SF:	220,417
\$/SF	\$2.38
Lot Size:	5.06 acres
Zoning:	MU-CR mixed-use (commercial/residential)

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase 5.06 contiguous acres in Downtown Mabton located along WA-SR 22 and buffered by new construction to the north. The property comprises two tax parcels and is zoned MU-CR or "Mixed-use commercial/residential."

The zoning allows for nearly anything to be developed here, including commercial buildings up to 45' high, apartments up to 35' high, duplexes, hotels/motels, bank buildings, fruit stands, etc.

The City of Mabton has approved a preliminary 35-parcel residential plat on the parcels. An 8" water main and 8" sewer main run along the west side of the property making utilities readily accessible.

SELLER FINANCING - 25% down, 5 years, 8% interest.

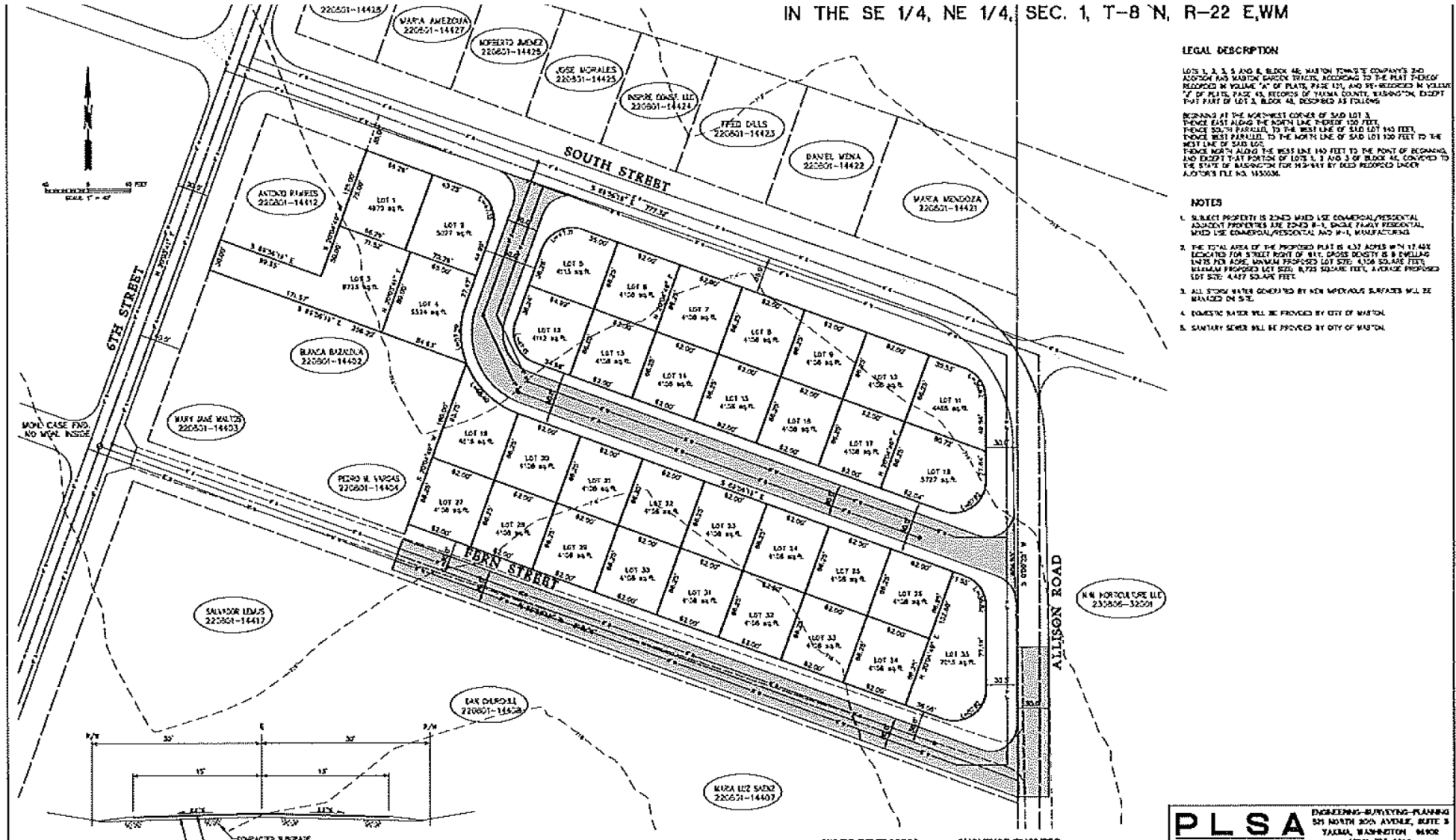
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## Additional Photos

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