

FOR SALE

**Commercial/Retail
Land Available**



Offered at: \$2,105,908
Available: 2.93 Acres

2007 Longfibre Ave
Yakima, WA 98903

Chris Sentz
csentz@almoncommercial.com
218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.969.8747: C

Executive Summary



Sale Price	\$2,105,908
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OFFERING SUMMARY

Price/SF:	\$16.50
Lot Size:	2.93 acres
Total Square Feet	127,631 +/-
Price / Acre:	\$718,740
Zoning:	Commercial

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase 2.93 acres of commercial development land near the growing retail corridor of West Valley Mall Blvd in Union Gap

Situated in Central Washington’s Retail Hub, this property allows for a multitude of uses including, QSR, retail, office and medical. The Yakima Valley Mall, Panera, Starbucks, Costco, Winco, Lowes and numerous national car dealerships are all in the immediate vicinity.

With convenient access to Interstate 82 this property draws from the Greater Yakima Valley and benefits from the continued retail growth in the area.

Highlights



PROPERTY HIGHLIGHTS

- Located in a strong and expanding retail hub of Central WA with convenient access to Interstate 82.
- All utilities believed available to the property, however, Buyer is to satisfy themselves as to the location and availability of utilities.
- Sidewalks, gutters and street lights already exist along property frontage.
- Flat and level site

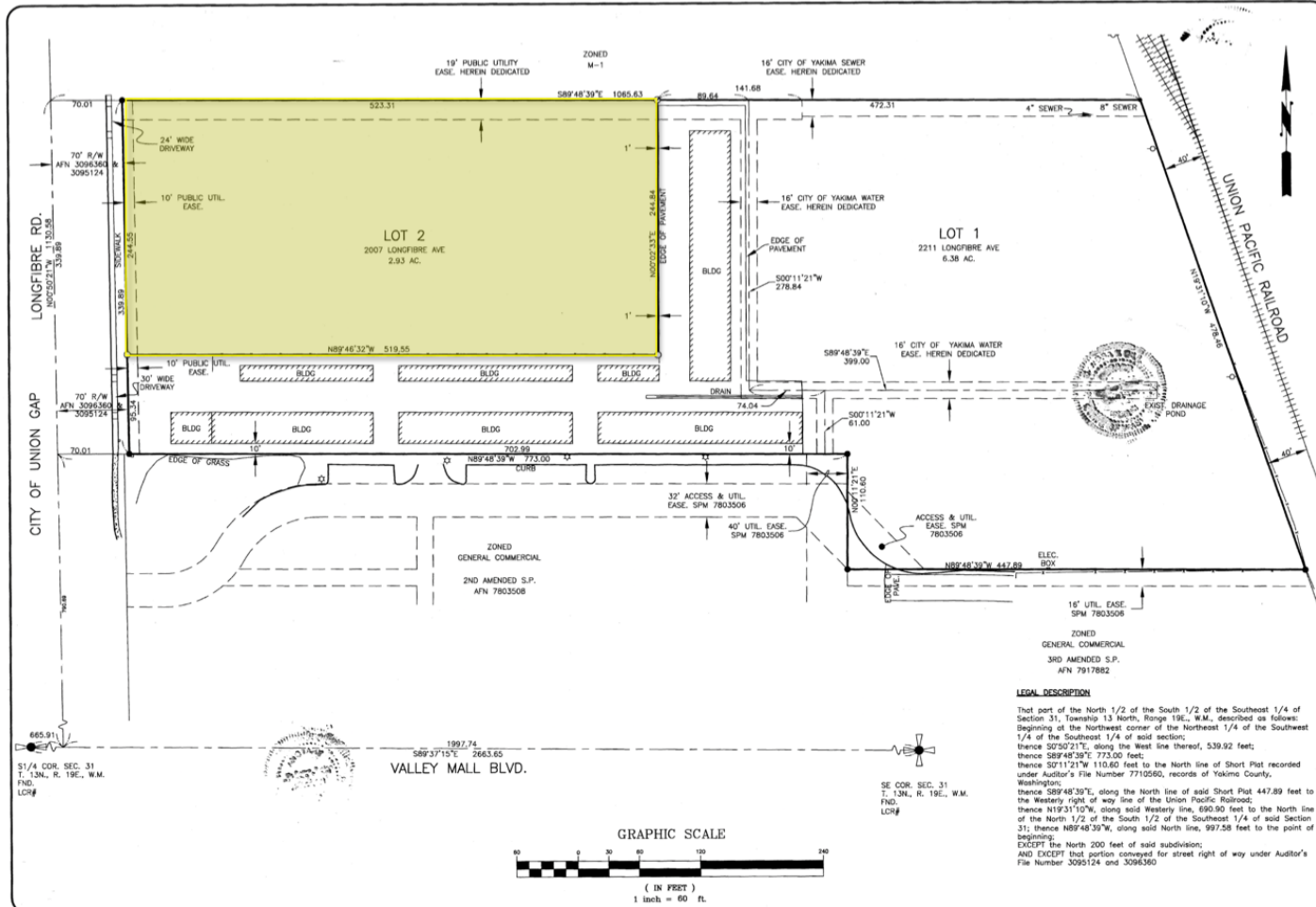
DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,864	8,828	18,984
Total Population	4,878	26,151	52,746
Average HH Income	\$54,703	\$48,814	\$54,179

Retailer Map



Site Plan



LEGAL DESCRIPTION
 That part of the North 1/2 of the South 1/2 of the Southeast 1/4 of Section 31, Township 13 North, Range 19E., W.M. described as follows: Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said section; thence S05°02'1"E, along the West line thereof, 539.92 feet; thence S89°48'39"E, 773.00 feet; thence S07°12'1"W, 110.60 feet to the North line of Short Plat recorded under Auditor's File Number 7710560, records of Yakima County, Washington; thence S89°48'39"E, along the North line of said Short Plat 447.89 feet to the Westerly right of way line of the Union Pacific Railroad; thence N19°31'10"W, along said Westerly line, 690.90 feet to the North line of the North 1/2 of the South 1/2 of the Southeast 1/4 of said Section 31; thence N89°48'39"W, along said North line, 997.58 feet to the point of beginning; EXCEPT the North 200 feet of said subdivision; AND EXCEPT that portion conveyed for street right of way under Auditor's File Number 3095124 and 3086360

EQUIPMENT AND PROCEDURES USED:
 a: 5 SEC. EDM TOTAL STATION
 b: FIELD TRAVERSE
 c: MONS VISITED DATE OF SURVEY

DATE	REVISIONS

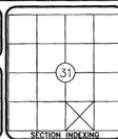
AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 9TH DAY OF Oct. 2017
 AT 3:55 P.M. UNDER AUDITOR'S FILE NUMBER
 1995334
 RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE
 REQUEST OF
 Charles Ross
 COUNTY AUDITOR BY DEPUTY

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AS REQUESTED BY GARY SKOV ON OCTOBER 2017.
 GARY SKOV
 DATE 9-17-18



● CORNER FOUND AS NOTED
 ○ REBAR W/CAP #16099 SET
 ✕ NAIL WITH WASHER SET

GSE
 Gray Surveying & Engineering, Inc.
 P.O. Box 510 • 2706 River Road
 Yakima, WA 98902 • (509) 575-6434



NAME: **GARY SKOV**
 P.O. BOX 2923 YAKIMA, WA 98907

SECTION: SW 1/4 SE 1/4 SEC. 31, T. 13N., R. 19E., W.M.

DRAWING TYPE: **SHORT PLAT**

DRAWN BY: MM
 CHECKED BY: D.S.G.
 PROJECT NO. 17090
 PARCEL NO. 191331-43007

SCALE: 1" = 60'
 DATE: 10/23/2017
 SHEET 1 OF 2

Additional Photo



Additional Photo

