

FOR SALE

Affordable Office Or
Special Use Building



Offered at: \$980,000
Building Size: 12,838SF +/-

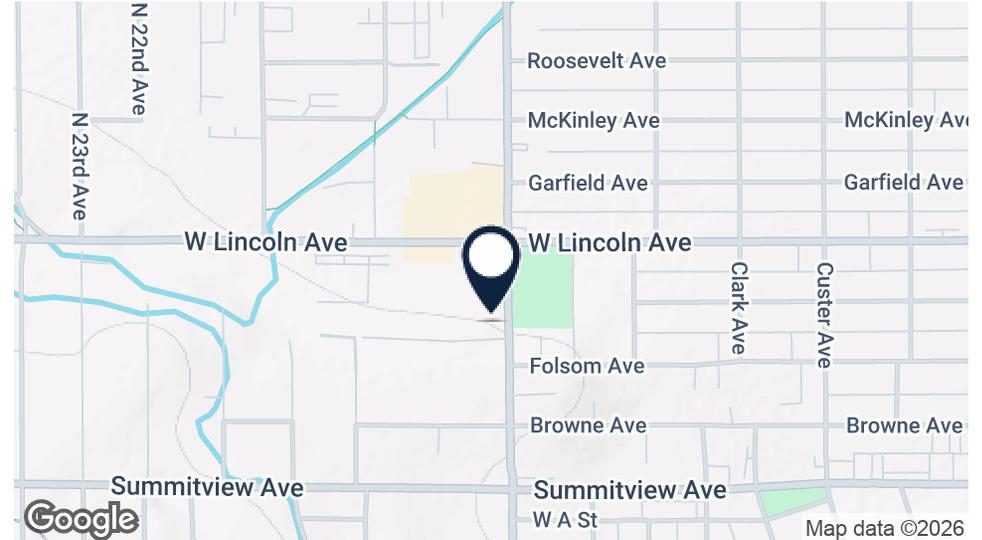
310 N 16th Ave
Yakima, WA 98902

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Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$980,000
Building Size:	12,838SF +/-
Price/SF:	\$76.34/SF +/-
Lot Size:	1.17 acres +/-
Year Built:	1975
Zoning:	R-3
Parcel Number:	181323-14464

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an affordable office or special use building currently utilized for administrative office, childcare and ancillary services by The Salvation Army, who recently relocated.

Prominently located on a major commercial arterial, the property sits on an oversized lot, has a strong presence and attractive curb appeal, and is three parcels south of a controlled intersection.

The floor plan includes numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel. It is suitable for traditional office use while being ideally configured and zoned for a church or daycare.

The property appraised for \$1,040,000 in October of 2025.

Floor Plans



FLOOR 1



FLOOR 2

Highlights



PROPERTY HIGHLIGHTS

- Suitable for traditional office while being ideally configured and zoned for a church or daycare.
- Excellent location on a major commercial arterial and near a controlled intersection.
- Strong visibility, presence and access from N 16th Ave.
- Oversized parcel with dedicated parking that exceeds municipal requirements.
- Floor plan consists of numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel.
- Recently appraised for \$1,040,000.

Interior Photos



Interior Photos



Additional Photo



Additional Photo



Aerial

