

**FOR SALE**

Commercial Or  
Industrial Land



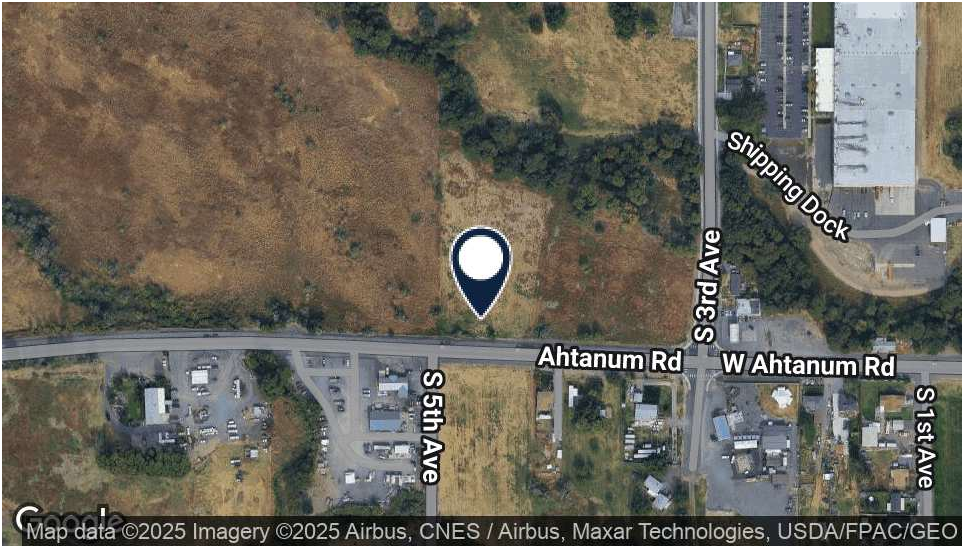
Offered at: \$443,000  
Size: 3.31 acres +/-

403 W Ahtanum Rd  
Union Gap, WA 98903

Bill Almon, Jr.  
wcalmon@almoncommercial.com  
218 SSgt Pendleton Way  
Yakima, WA 98901  
509.966.3800: O  
509.961.7575: C



# Executive Summary



OFFERING SUMMARY	
Sale Price:	\$443,000
Land Area:	3.31 acres +/-
Sale Price/SF:	\$3.07/SF +/-
Zoning:	CBD
Parcel Numbers:	181201-13407 & 13408

**PROPERTY OVERVIEW**

THIS OFFERING is for the opportunity to purchase a commercially zoned site at an affordable price per square foot.

Located in a prominent industrial core area with good interstate access, the flexible commercial zoning allows for a variety of traditional commercial uses, but is most likely suitable for traditional industrial uses, which the zoning supports.

While water is believed to be available along Ahtanum Rd and sewer is not available, buyer is to satisfy themselves as to the availability and capacity of such.

# Survey

THE LOTS IN THIS SHORT PLAT ARE BORDERED ON THE NORTHERLY SIDE BY WIDE HOLLOW CREEK. LANDS ADJACENT TO WIDE HOLLOW CREEK ARE SUBJECT TO LIMITATIONS IMPOSED BY CHAPTER 17.19 UNION GAP MUNICIPAL CODE SPECIAL DEVELOPMENT LIMITATIONS FOR CRITICAL AREAS LANDS. DEVELOPMENT LIMITATIONS AFFECTING THIS SHORT PLAT INCLUDE THE ESTABLISHMENT OF A BUFFER ALONG WIDE HOLLOW CREEK AND THE PROTECTION OF ANY ASSOCIATED WETLANDS.

ADJACENT SHORT PLAT AEN 7019579

WIDE HOLLOW CREEK

LOT 1  
1.96 ACRES

LOT 2  
1.54 ACRES

LOT 3

50' ACCESS AND UTILITY EASEMENT FOR LOT 1 TO BE USED ONLY BY THE ADJACENT ADJACENT(S)

EXISTING 50' ACCESS EASEMENT

AHTANUM ROAD

CENTER, 1/4 CORNER SECTION 6-12-18 SBB L.C.R. M-1917

N 85° 52' 20" W (REF. BEA-1) 125.07

MAIN/ANCHOR PER 2-F TOWERS (NOT SHD)

1" = 80'

### LEGAL DESCRIPTION

LOT 1 OF SHORT PLAT RECORDED JUNE 8, 1998, UNDER AUDITOR'S FILE NUMBER 7061863, RECORDS OF YAKIMA COUNTY, WASHINGTON.

### OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT ROBERT F. PULSE AND PHYLLIS A. PULSE ARE ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED, HAVE WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES CAUSED THE SAME TO BE SURVEYED AND SHORT PLATTED AS SHOWN HEREON, DO HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

*Robert F. Pulse*  
ROBERT F. PULSE  
DATE 3-27-06

*Phyllis A. Pulse*  
PHYLLIS A. PULSE  
DATE 3-27-06

### ACKNOWLEDGMENT

STATE OF WASHINGTON  
COUNTY OF YAKIMA )ss

BEFORE ME, ON THE ABOVE DATE(S) REFERENCED, PERSONALLY APPEARED ROBERT F. PULSE AND PHYLLIS A. PULSE, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES AND USES THEREIN MENTIONED. IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

*Donna Thomson*  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Yakima

### TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID.

DATED THIS 27<sup>th</sup> DAY OF March, 2006  
BY Donna Thomson, OFFICE OF YAKIMA COUNTY TREASURER

### APPROVALS

APPROVED BY THE CITY OF UNION GAP

*Donna Thomson* DATE March 27, 2006

**YAKIMA COUNTY PARENT PARCEL NUMBER 181201-13404**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT OF 1973. (SCALE IN FEET)

NOTES

1. 0 DENOTES 1/2" PIN WITH CAP, STAMPED LS 1894, SET.
2. 4 DENOTES CONCRETE NAIL WITH WASHER, STAMPED LS 1894, SET.
3. 4 DENOTES SURVEY MONUMENT FOUND AND ACCEPTED UNLESS NOTED.
4. 4 DENOTES EXISTING FENCE LINE.
5. PERFORMED WITH MONUMENT SET B AND STANDARD FIELD TRAVERSE PROCEDURE.
6. MONUMENT VISITATION DATE IS 10-12-05

OCTOBER 17, 2005

**BELL & UPTON LAND SURVEYING**  
315 NORTH 3RD STREET, YAKIMA, WA 98901 Phone 457-7656

**CITY OF UNION GAP  
SHORT PLAT**  
PREPARED FOR  
**ROBERT PULSE**  
303 AHTANUM ROAD, UNION GAP, WA 98903  
IN THE SW 1/4, NE 1/4, SECTION 1-12-18  
October 17, 2005 Job No. 05174

### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 27<sup>th</sup> DAY OF March, 2006  
UNDER AUDITOR'S FILE NUMBER 7500324  
RECORDS OF YAKIMA COUNTY, WASHINGTON  
*Corky Mattingly*  
COUNTY AUDITOR - YAKIMA  
*Donna Thomson*  
BY DEPUTY



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Well located in a prominent industrial core area with good interstate access.
- Flat and level site with approximately 270-feet of frontage along Ahtanum Rd.
- Water is available fronting the property along Ahtanum and sewer is not available, however, buyer is to satisfy themselves as to the availability and capacity of utilities.
- Flexible zoning and location supports a variety of commercial uses, including office, retail, manufacturing, warehouse, mini-storage, etc.
- Property is located within a flood plain and the rear portion is impacted by a buffer area from Wide Hollow Creek.
- Priced below tax assessed value of \$457,000.



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## Additional Photo

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# Aerial

