

# FOR SALE | Downtown Yakima Retail



Offered at: \$575,000  
Available: 3,395 SF

17 N 3rd St - Suite 101  
Yakima, WA 98901

218 S Sgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

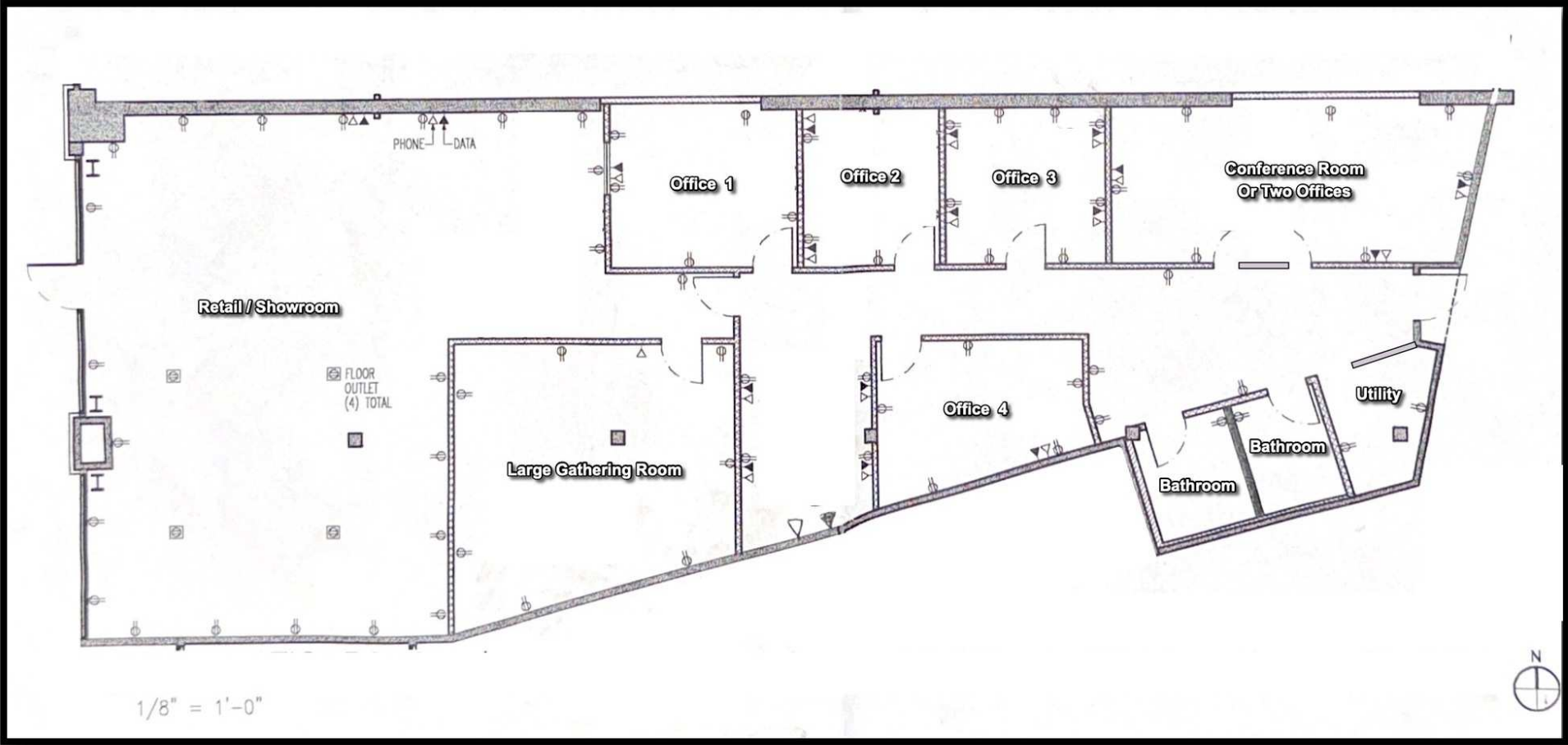
Sale Price:	\$575,000
Building Size:	3,395SF
Lot Size:	0.079 acres
Price / SF:	\$169.37
Year Built:	2008
Zoning:	CBD
Parcel Number	191319-21515

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a prime retail space that’s more than just a location, it’s a chance to establish your brand in a dynamic and growing market. The central downtown location, combined with the flexibility of the space makes this a perfect choice for any business ready to make an impact.

Conveniently located in the heart of downtown, this property provides ready access to many of Yakima’s sought after amenities. Located on an active street with high foot traffic, this location is perfect for businesses looking to attract local residents and visitors alike. The area is known for its mix of retail, dining, and entertainment options, making it a popular destination for shoppers.

# Floor Plan



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# Highlights

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## PROPERTY HIGHLIGHTS

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- Located near major highways and public transportation, the property is easily accessible for both customers and employees. Ample street parking and nearby parking lots add to the convenience.
- Commercial zoning provides for numerous uses including retail trade, office, community services and health and social services.
- Includes zoned sound system, integrated lighting system, wiring for TV's and alarm system, all using Control 4 hardware and software.
- Two electric car charges located in front of the building can be included if desired by any future owner (lease rates for equipment apply)
- Includes, four private offices, large conference room, kitchenette, utility room, men & woman's separate bathrooms, attic accessible storage and large retail front reception area.
- HOA includes water, sewer & garbage estimated at \$421/month. Tenant responsible for all other utilities.

## Additional Photos



## Additional Photos



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## Meet The Team

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**CHRIS SENTZ**

Broker

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