

FOR SALE

Multifamily Or
Commercial Land

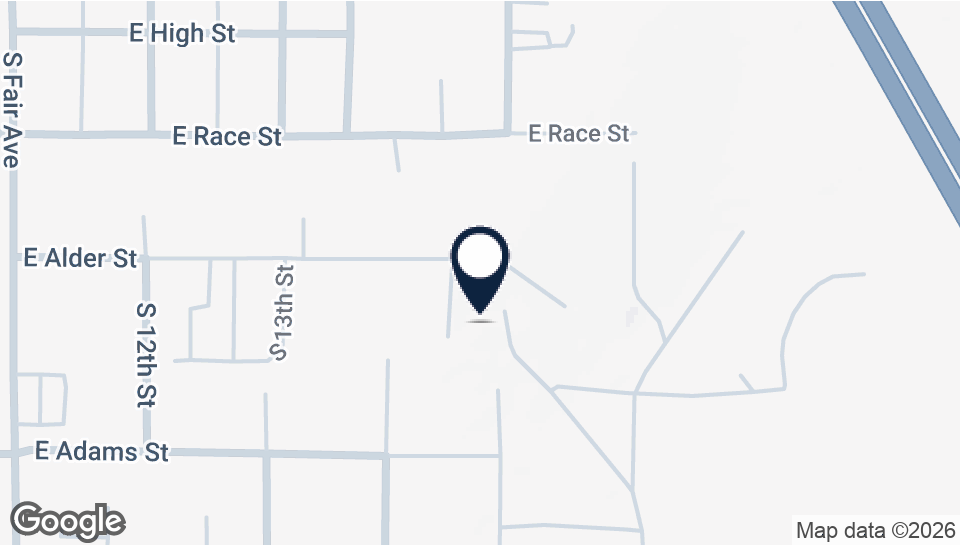


Offered at: \$202,554
Size: .93 acres +/-

1410 E Alder St
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Price:	\$202,554
Land Area:	.93 acres +/-
Price/SF:	\$5.00/SF
Zoning:	GC
Parcel Map:	191320-33053

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a commercially zoned parcel most suitable for multi-family, mini-storage or special use development such as a daycare or small church.

Located near the Central WA State Fair Park & Event Center, the property is adjacent to single family and multi-family to the west, north and south and vacant land to the east (the adjacent parcel is planned for a multi-family development).

Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.

Highlights



PROPERTY HIGHLIGHTS

- While flexibly zoned to support a wide variety of potential commercial uses, the property is most likely to be developed for multi-family, mini-storage, a daycare or church.
- Difficult to find smaller commercial land site.
- Adjacent currently vacant parcel to the east is planned to be developed for dense multi-family.
- Utilities are believed to be available at or near the property lines, however, buyer is to satisfy themselves as to the availability of such.
- Flat and level site.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,424	23,421	38,168
Total Population	10,331	66,802	103,796
Average HH Income	\$53,741	\$68,061	\$77,098

Additional Photo



Additional Photo



Additional Photo

