FOR SALE | Centrally Located Retail Property
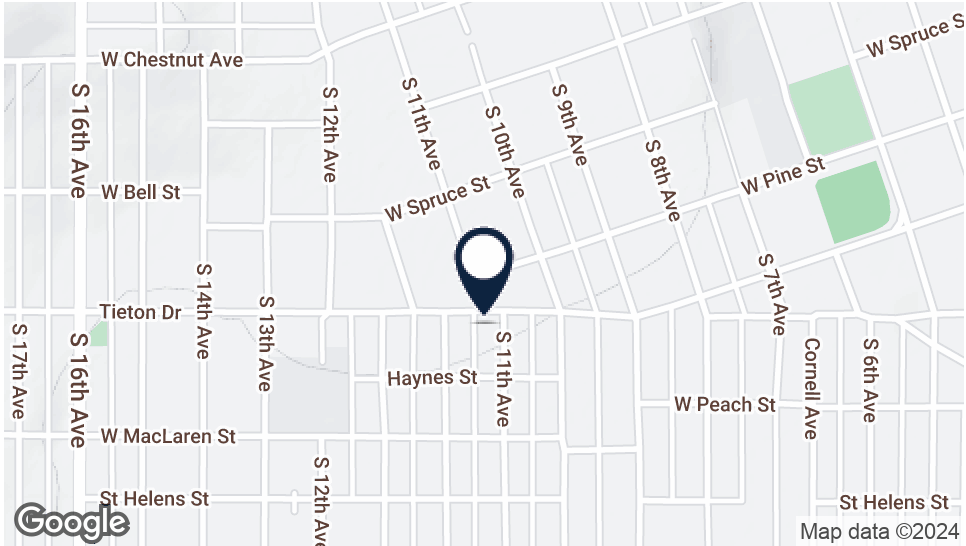
Offered at: **$1,071,400**
Building size: **9,740SF +/-**

1102 - 1104 Tieton Drive
Yakima, WA 98902

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Executive Summary

OFFERING SUMMARY

Sale Price:	$1,071,400
Building Size:	9,740SF +/-
Sale Price/SF:	$110/SF +/-
Lot Size:	.58 acres +/-
Parking Stalls:	39 +/-
Zoning:	SCC & R-2
Parcel Numbers:	181325-21439 - 21443

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a pair of centrally located affordable retail buildings on an oversized site consisting of five parcels.

The larger vacant building consists of approximately 6,194SF of nicely updated ground floor retail space and approximately 1,170SF of upstairs storage and mechanical areas. It was last occupied by Volution Fitness (who outgrew the space and relocated nearby) and includes tall ceilings with an abundance of natural light.

The smaller building consists of approximately 2,376SF and is rented on a month-to-month basis to a local cabinet retailer.

Located at the busy controlled intersection of S 11th Ave at Tieton Dr, the buildings have a strong presence and the property includes a nicely fenced and gated parking lot with approximately 33 secured stalls (and approximately 39 in total).

Highlights

PROPERTY HIGHLIGHTS

- High-traffic location at a controlled intersection with strong presence and visibility from Tieton Dr.

- Includes an approximately 7,364SF vacant retail building and an approximately 2,376SF retail building rented to a cabinet retailer.

- Vacant building is inclusive of approximately 6,194SF of nicely updated retail space and approximately 1,170SF of upstairs storage areas.

- Includes approximately 39 dedicated parking stalls, of which 33 are secured by an impressive aluminum fence with a motorized gate.

- Cabinet retailer is paying $1,750/month, plus utilities, on a verbal month-to-month agreement.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	540	2,219	7,514
Total Population	1,401	5,331	21,094
Average HH Income	$51,213	$51,935	$55,229

Interior Photos

Additional Photos

Additional Photo

Additional Photo