

FOR SALE

**Sunnyside Area
Industrial Lot**



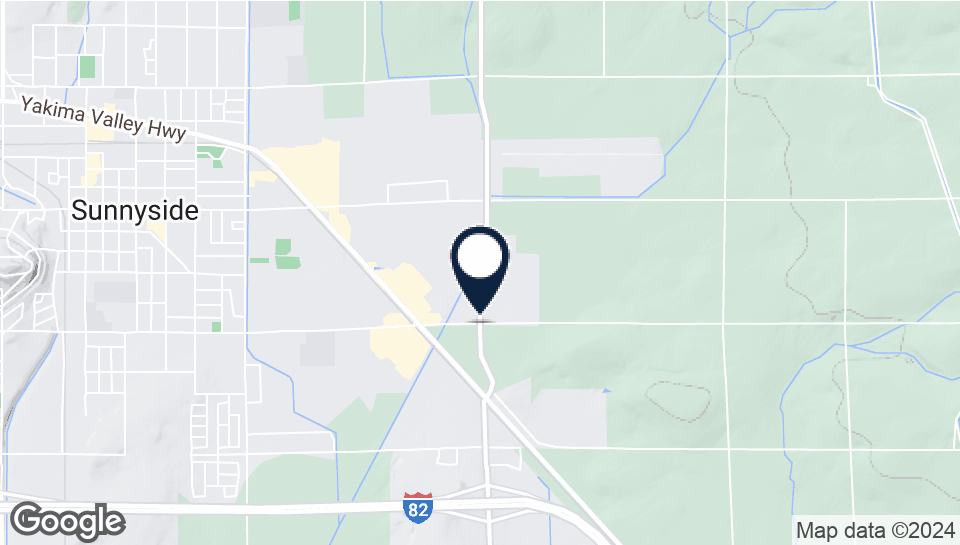
Offered at:
Lot size:

\$446,000
2.56 acres +/-

**Factory Rd @ Hwy 241
Sunnyside, WA 98944**

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$446,000
Sale Price/SF:	\$4/SF +/-
Lot Size:	2.56 acres +/-
Zoning:	M-1
Parcel Number:	231032-22003

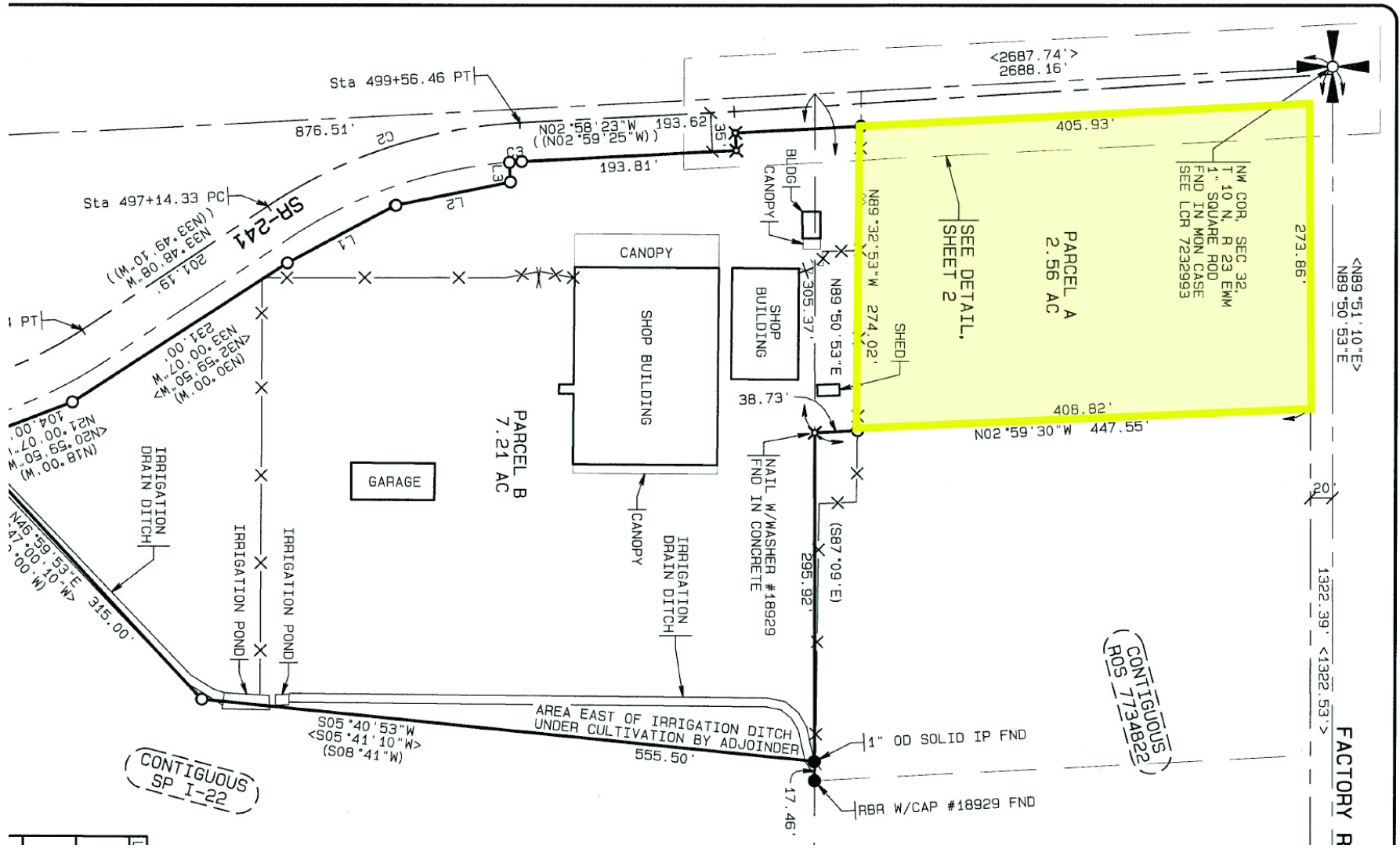
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a difficult to find smaller light industrial zoned lot outside of port-controlled land within the Lower Valley of Yakima County.

Located with frontage, visibility and a strong presence from both Hwy 241 and Factory Rd, this site is flat and level, lies within the unincorporated area of Yakima County just outside of Sunnyside city limits (which are directly across the street) and benefits from having excellent freeway access to I-82.

The flexible zoning and location lend themselves to both industrial and some professional/retail uses. Buyer is to satisfy themselves as to the location and availability of utilities, noting municipal sewer and water are not available to the property lines.

Survey



Highlights



PROPERTY HIGHLIGHTS

- Located within the unincorporated portion of Yakima County directly across the street from Sunnyside city limits.
- Corner location at Hwy 241 and Factory Rd that's surrounded by existing industrial users and is just blocks from the retail corridor and I-82 access.
- Flexible zoning and location lend themselves to both industrial and some professional/retail uses.
- Flat and level site.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,110	7,359	13,923
Total Population	3,524	25,993	47,810
Average HH Income	\$39,414	\$56,539	\$60,684

Additional Photo

