

FOR SALE

Affordable Office Or
Special Use Building



Offered at:
Building Size:

\$1,129,744
12,838SF +/-

310 N 16th Ave
Yakima, WA 98902

Bill Almon, Jr.

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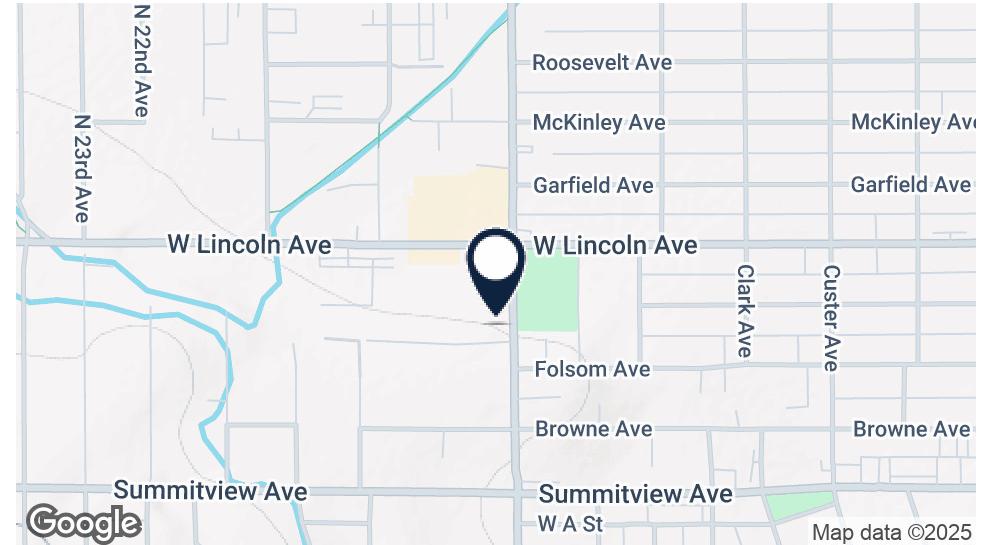
218 Ssgt Pendleton Way

509.966.3800: O

509.961.7575: C

Yakima, WA 98901

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,129,744
Building Size:	12,838SF +/-
Price/SF:	\$88/SF +/-
Lot Size:	1.17 acres +/-
Year Built:	1975
Zoning:	R-3
Parcel Number:	181323-14464

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an affordable office or special use building currently utilized for administrative office, childcare and ancillary services by The Salvation Army, who recently relocated.

Prominently located on a major commercial arterial, the property sits on an oversized lot, has a strong presence and attractive curb appeal, and is three parcels south of a controlled intersection.

The floor plan includes numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel. It is suitable for traditional office use while being ideally configured and zoned for a church or daycare.

Floor Plans



Highlights



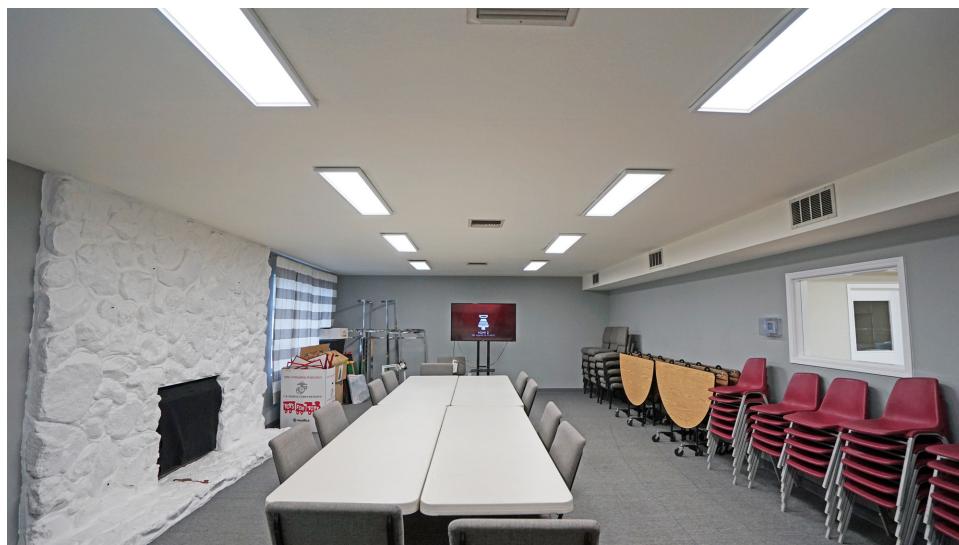
PROPERTY HIGHLIGHTS

- Suitable for traditional office while being ideally configured and zoned for a church or daycare.
- Excellent location on a major commercial arterial and near a controlled intersection.
- Strong visibility, presence and access from N 16th Ave.
- Oversized parcel with dedicated parking that exceeds municipal requirements.
- Floor plan consists of numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,922	30,726	47,142
Total Population	19,439	84,835	128,575
Average HH Income	\$64,340	\$69,813	\$79,367

Interior Photos



Interior Photos



Additional Photo



Additional Photo



Aerial

