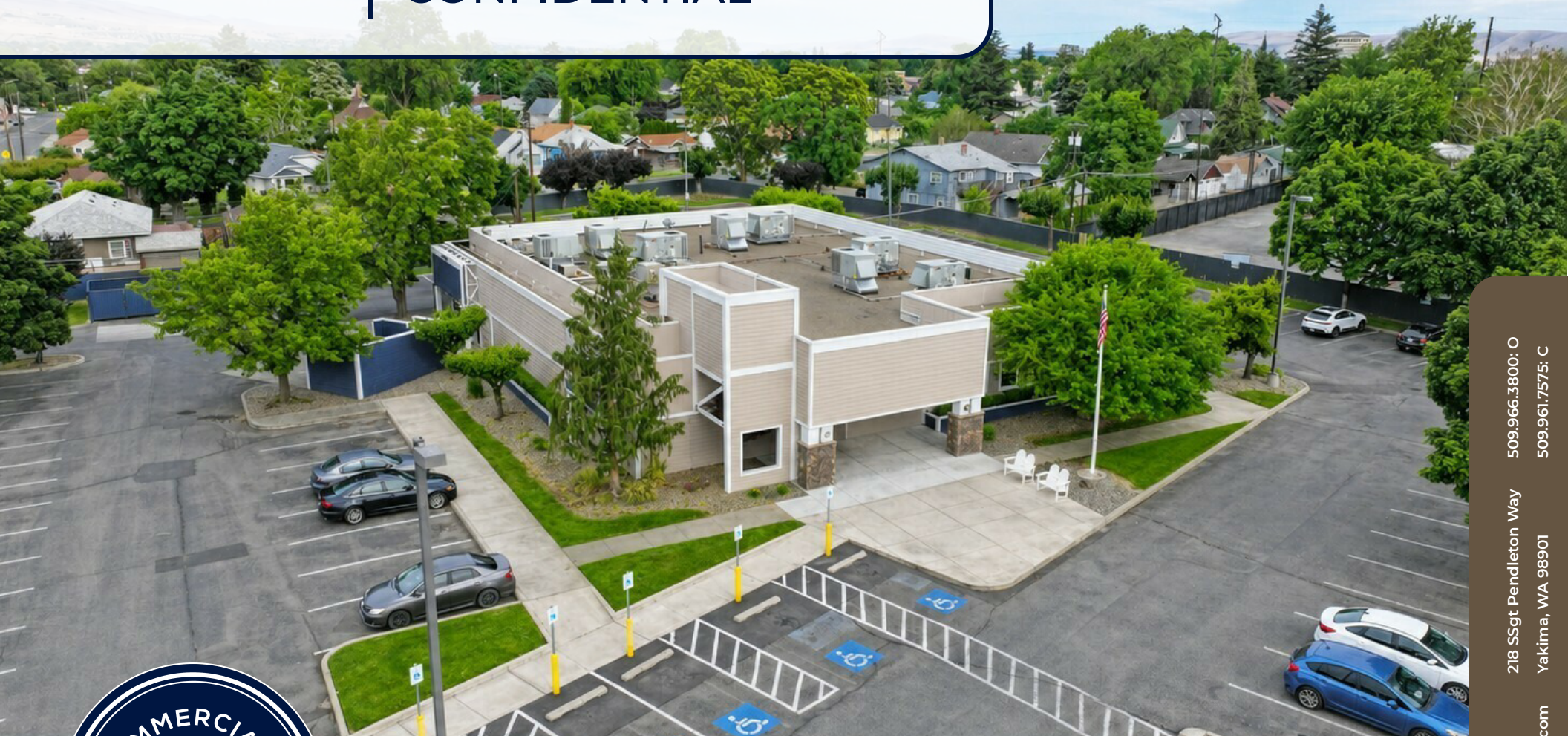


FOR SALE

**Full-Service Restaurant
CONFIDENTIAL**



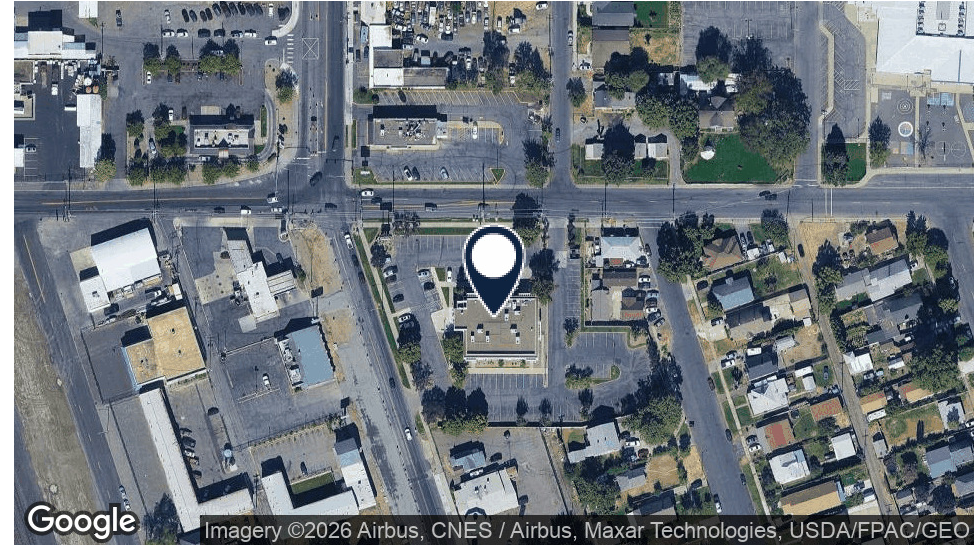
Offered at:
Size:

\$1,500,000
8,383SF +/-

**905 N 1st St
Yakima, WA 98901**

Bill Almon, Jr. wcalmon@almoncommercial.com
218 SSgt Pendleton Way Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	8,383SF +/-
Sale Price/SF:	\$178.93/SF +/-
Lot Size:	1.95 acres +/-
Parking Ratio:	15 stalls/1,000SF +/-
Maximum Occupancy:	269 +/-
Year Built:	1991
Zoning:	GC
Parcel Number:	181313-41403

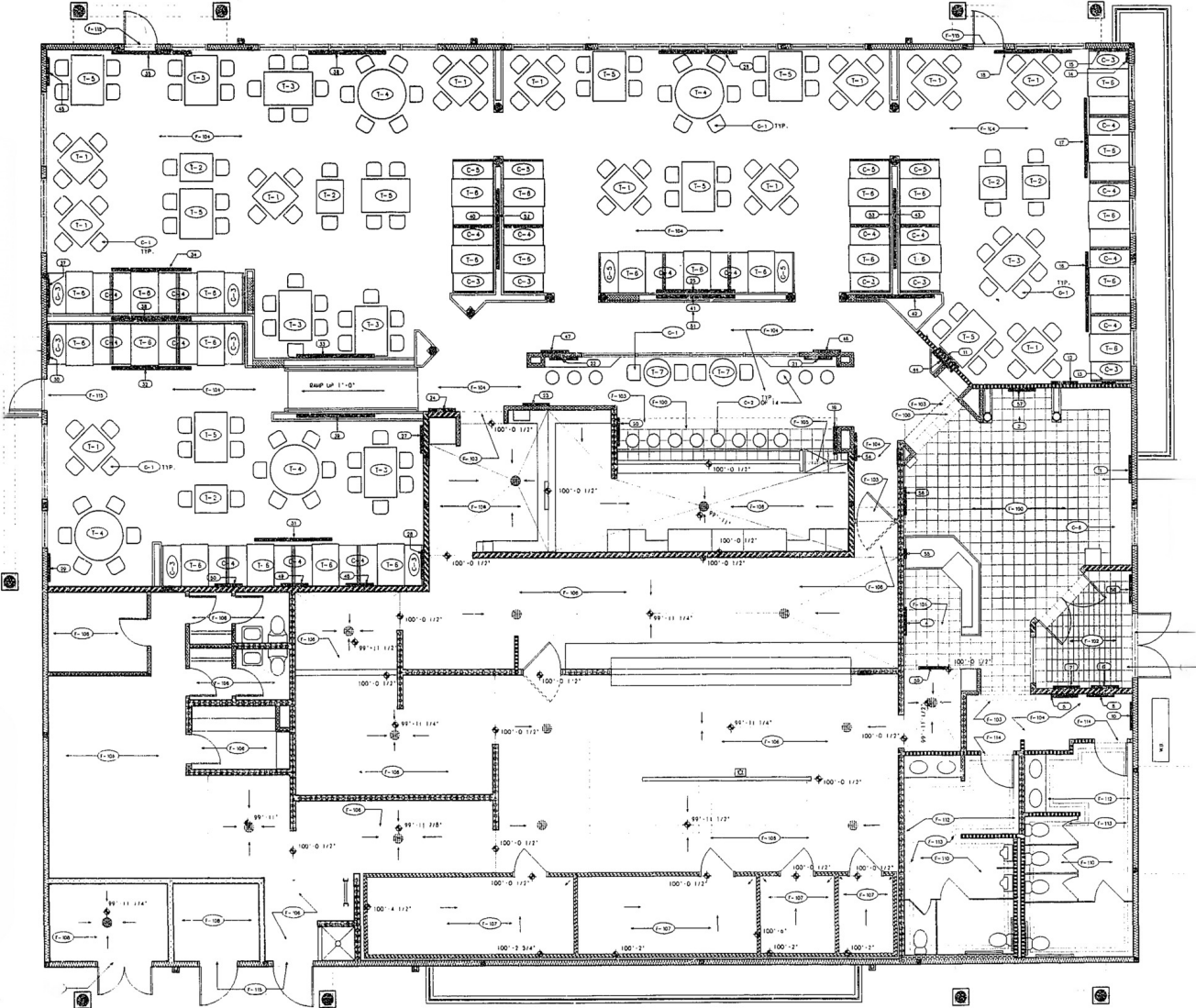
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a prominent and highly recognizable full-service restaurant historically occupied by a nationally branded restaurant at a below market price.

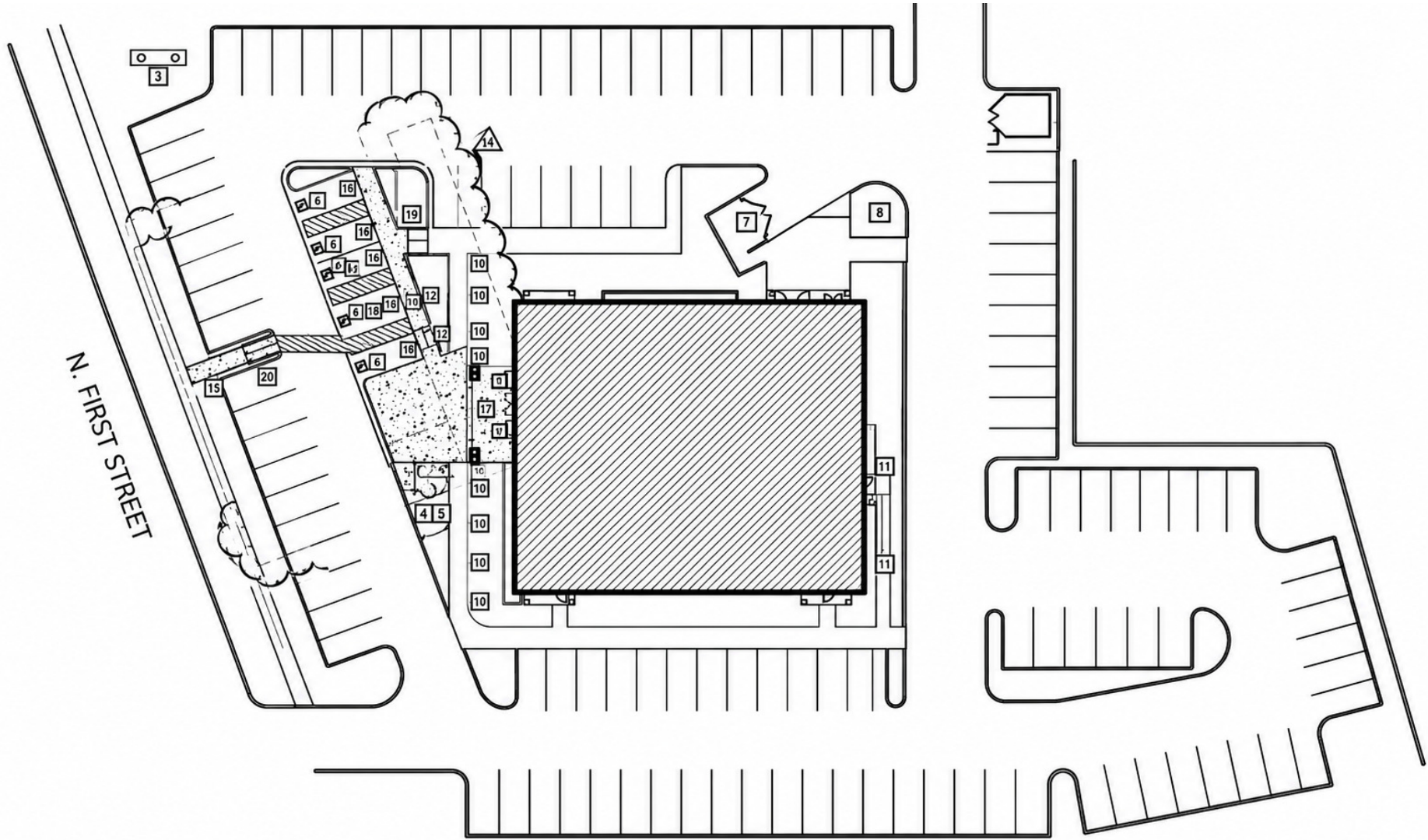
Located at a controlled corner intersection and fronting a major commercial arterial with over 18,500 vehicles per day passing by the property, the property benefits from an oversized 1.95-acre parcel with approximately 124 parking stalls and the well-maintained building includes seating capacity of approximately 269.

Existing furniture, fixtures and equipment are potentially available to purchase upon terms to be negotiated. Walk-in freezers are included. Property will be delivered vacant as of closing. Do not disturb existing occupant.

Floor Plan



Site Plan



Highlights



PROPERTY HIGHLIGHTS

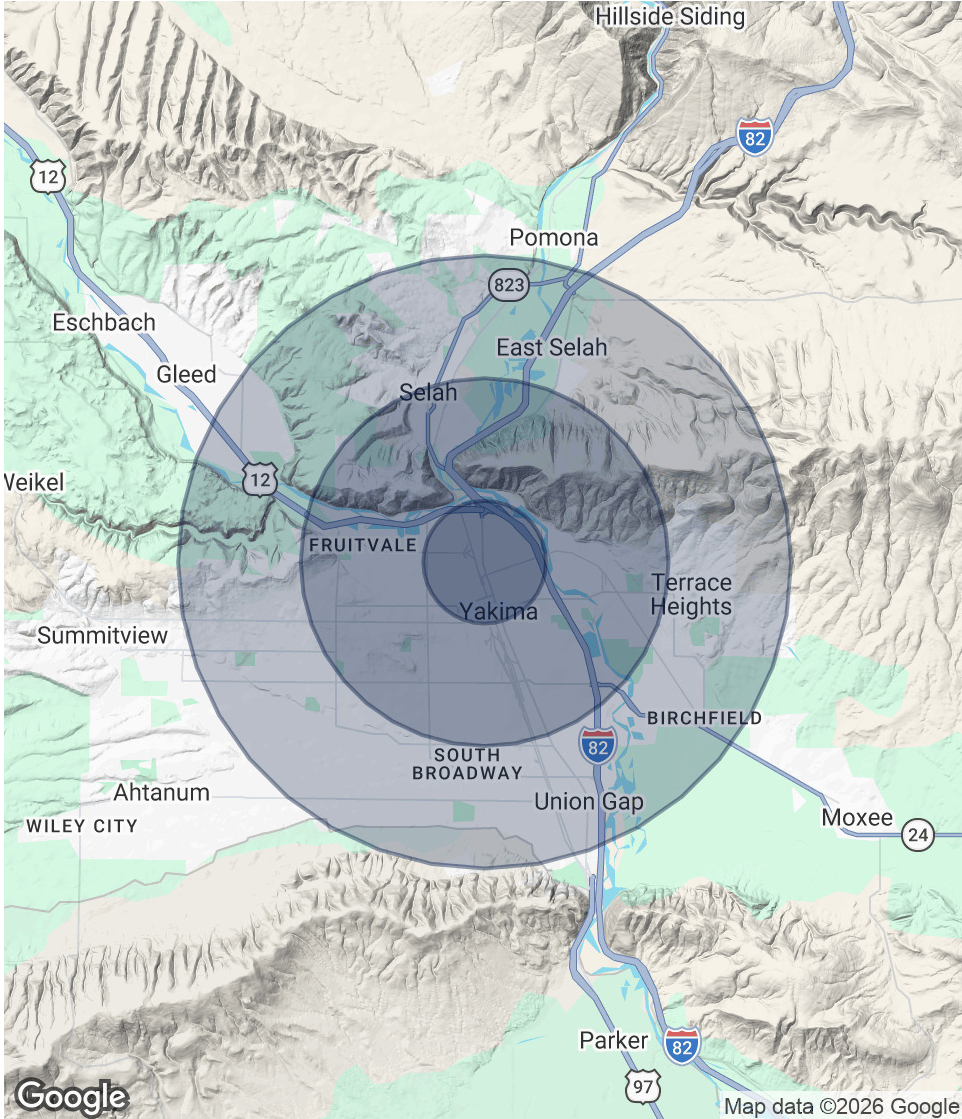
- Offered at below market price. Property last sold in 2014 for \$1.45M and is tax assessed at \$1,624,050.
- Located at a controlled intersection with access from both arterials and traffic counts exceeding 18,500 vpd.
- Existing furniture, fixtures and equipment potentially available to purchase upon terms to be negotiated. Walk-in freezers included.
- Quick interstate and highway access.
- Building is fully sprinklered.
- Oversized lot with approximately 124 parking stalls (15 stalls per 1,000SF).
- Property will be delivered vacant as of closing.

Demographics

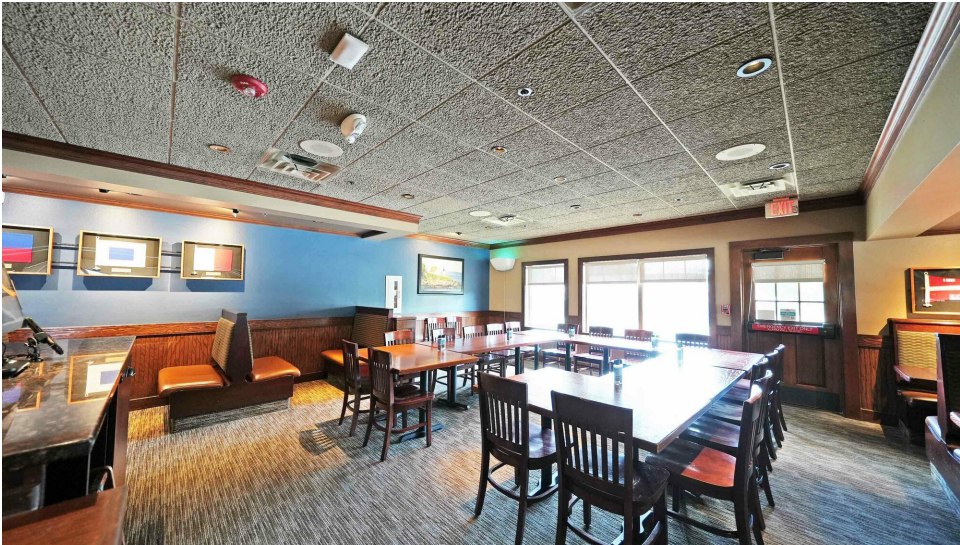
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,705	74,417	118,477
Average Age	31.1	34.4	35.6
Average Age (Male)	31.1	33.6	35.5
Average Age (Female)	32.6	35.4	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,195	27,085	44,041
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$47,590	\$71,557	\$80,713
Average House Value	\$155,770	\$239,718	\$289,203

2023 American Community Survey (ACS)



Interior Photos



Additional Photos



Additional Photo



Additional Photo



Aerial

