

Commercial Investment & Development Opportunity: Full City Block Portfolio

1408-1428 S 8th St. Yakima, WA 98901

LISTING PRICE

\$1,750,000



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An exceptional opportunity to acquire a significant commercial investment portfolio encompassing an entire city block, offering immediate income with massive upside potential. This unique offering consists of 15 houses across 9 separately parceled lots, all zoned R2. Control a full city block (both sides of the street), providing unparalleled strategic positioning and unified management.

Unit Mix: The properties include two 3-bedroom, 1-bath houses and thirteen 2-bedroom, 1-bath houses. **Future Development Potential:** The R-2 zoning on all 9 parcels allows for substantial density increase. A developer could potentially reconfigure or rebuild, maximizing the property's value by developing up to 36 units (9 parcels x 4 units).

Property Details

Price	\$1,750,000
Portfolio Size	Full city block portfolio: 9 separately parceled lots
Total Units	15 total homes
Unit Breakdown	(2) 3-bedroom, 1-bath; (13) 2-bedroom, 1-bath
Zoning	R-2 zoning on all parcels
Development Potential	Up to 36 units (9 parcels x 4 units)
Income Status	Rental income from existing single-family homes
Strategic Advantage	Unified ownership; control of both sides of the street
Recommended Strategy	Long-term hold, phased redevelopment, or build-to-rent

Investment Highlights

Strategically located in a central, in-demand area, this property offers exceptional access to local amenities, transit, schools, and employment hubs. The surrounding neighborhood is undergoing steady revitalization, making this a prime spot for both current rental demand and future development. With the ability to scale a project across an entire city block, investors gain a rare level of control and flexibility in shaping the community's next phase.









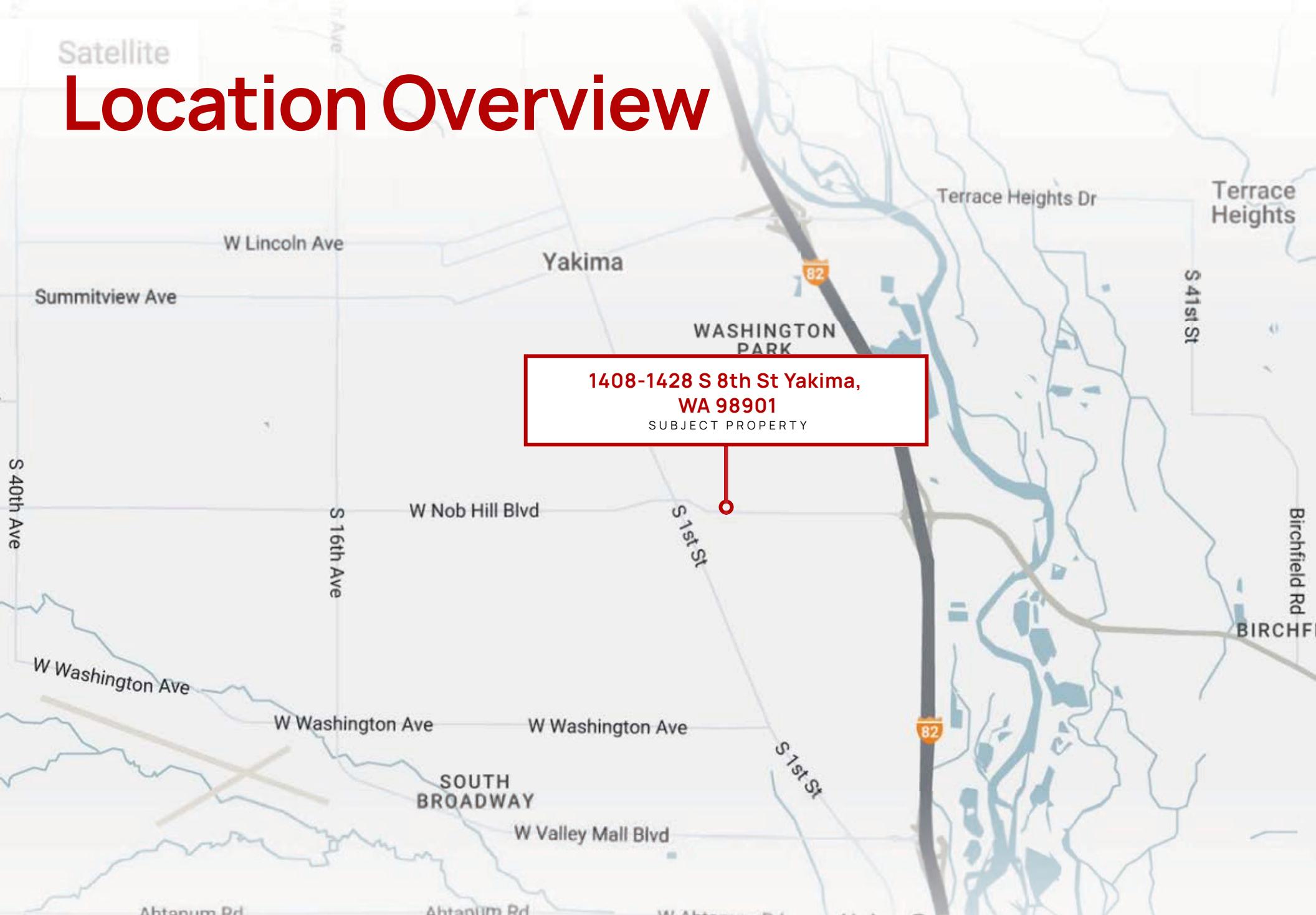








Location Overview



Points of Interest



COMMERCIAL INVESTMENT & DEVELOPMENT OPPORTUNITY: FULL CITY BLOCK PORTFOLIO



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.



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