

**FOR SALE**

Former Lending Building  
With Drive Through



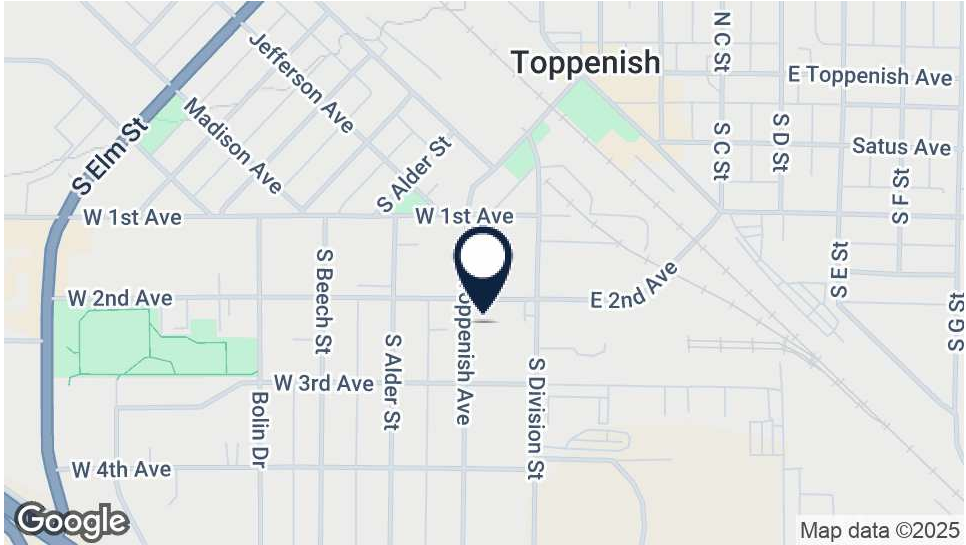
Offered at:  
Available:

\$313,304  
1,682SF on .53 acres +/-

308 Toppenish Ave  
Toppenish, WA 98948

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# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$313,304
Building Size:	1,682SF +/-
Sale Price/SF:	\$186.27/SF +/-
Lot Size:	.53 acres +/-
Year Built:	2008
Zoning:	B-2
Parcel Number:	201003-33551

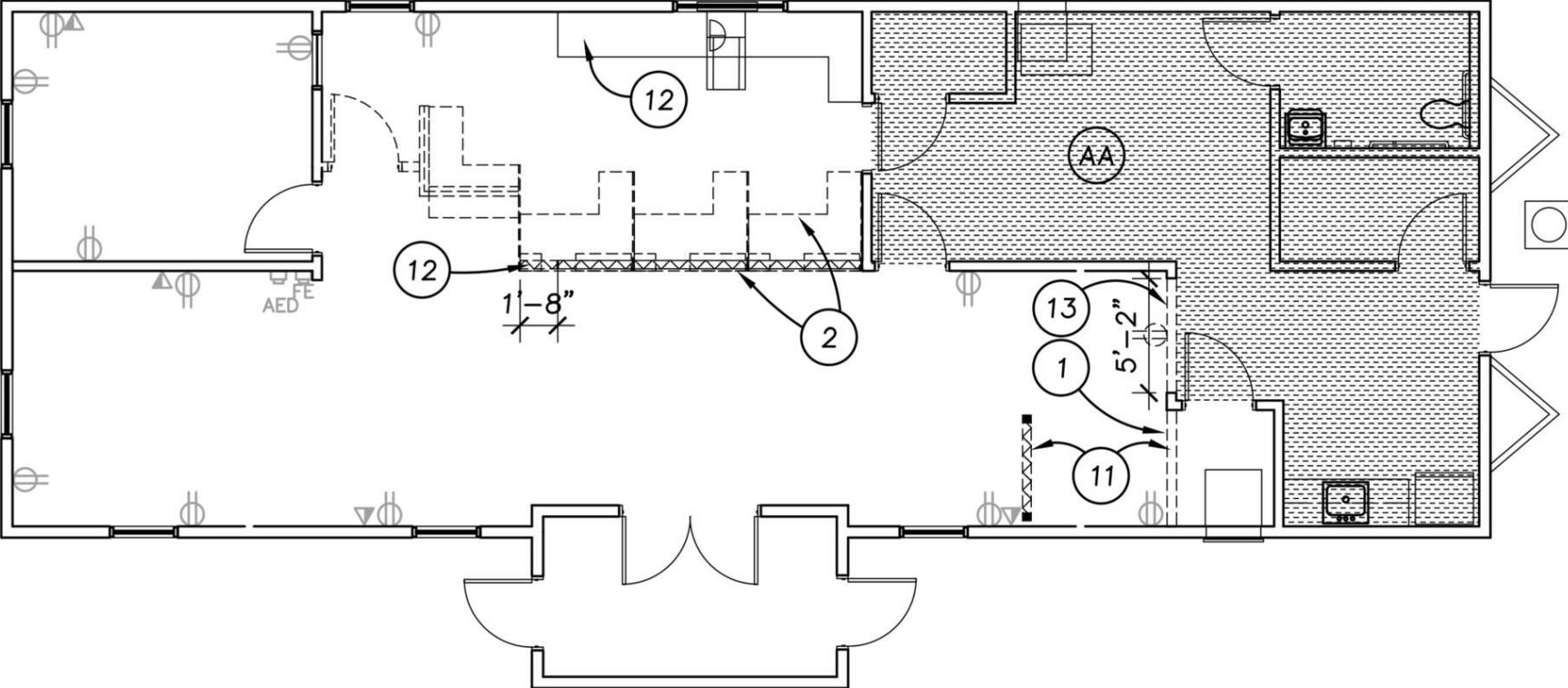
## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a lending building originally built and historically occupied by Solarity Credit Union.

The floor plan consists of a reception area, 2 private offices, a teller station and kitchen, while the site is situated on an oversized lot with plentiful dedicated parking, a 2-lane drive through and large pylon sign.

The flexible building, location and zoning support continued use for lending or to be transformed to traditional retail or professional services.

# Floor Plan (Approximate)



# Highlights

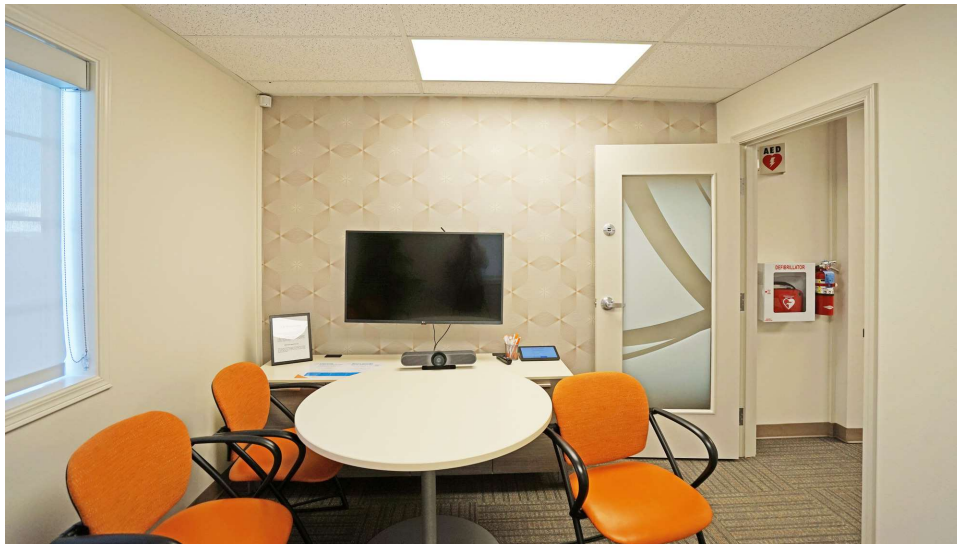


## PROPERTY HIGHLIGHTS

- Extraordinarily difficult to find small freestanding building of this size and quality.
- Floor plan includes a reception area, 2 private offices, a teller station and kitchen.
- Oversized and fully improved lot totaling .53 acres that includes 17 dedicated parking stalls.
- Includes 2 lane drive through and large pylon sign.
- Priced significantly below tax assessed value of \$584,900.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,379	3,117	5,550
Total Population	8,778	11,391	19,135
Average HH Income	\$72,747	\$72,800	\$78,799

# Additional Photos



# Additional Photo



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## Additional Photo

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# Additional Photo





# Aerial

