

**FOR SALE  
or LEASE**

**Flexible West Yakima  
Commercial Building**



Offered at:  
Available:

\$1,800,000 or \$10/SF, NNN  
19,646SF +/-

2001 W Lincoln Ave  
Yakima, WA 98902

Bill Almon, Jr.

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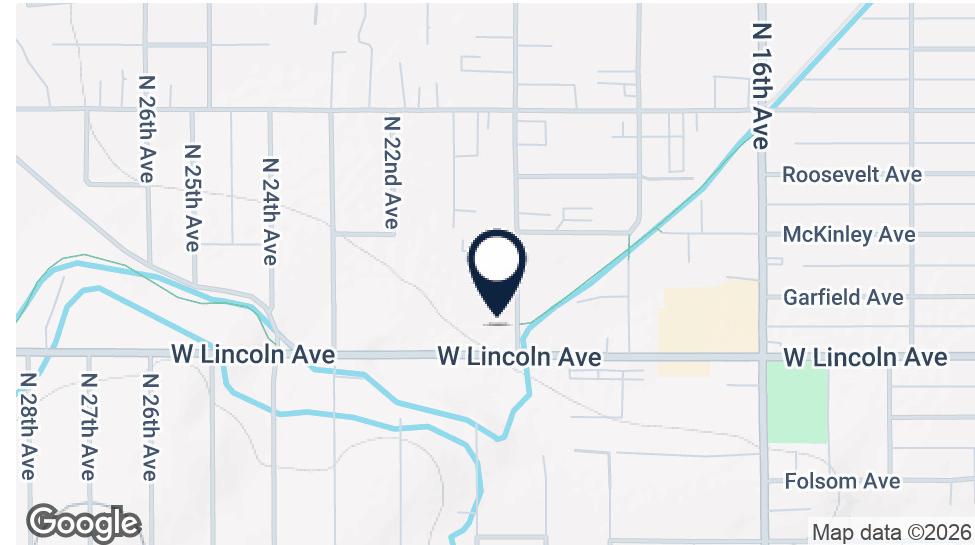
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218 S Sgt Pendleton Way

Yakima, WA 98901

# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,800,000
Lease Rate:	\$10/SF, NNN
Building Size:	19,646SF
Sale Price/SF:	\$91.62/SF +/-
Lot Size:	0.98 acres +/-
Age:	1994
Renovated:	2021
Zoning:	SCC
Parcel Number:	181323-12013

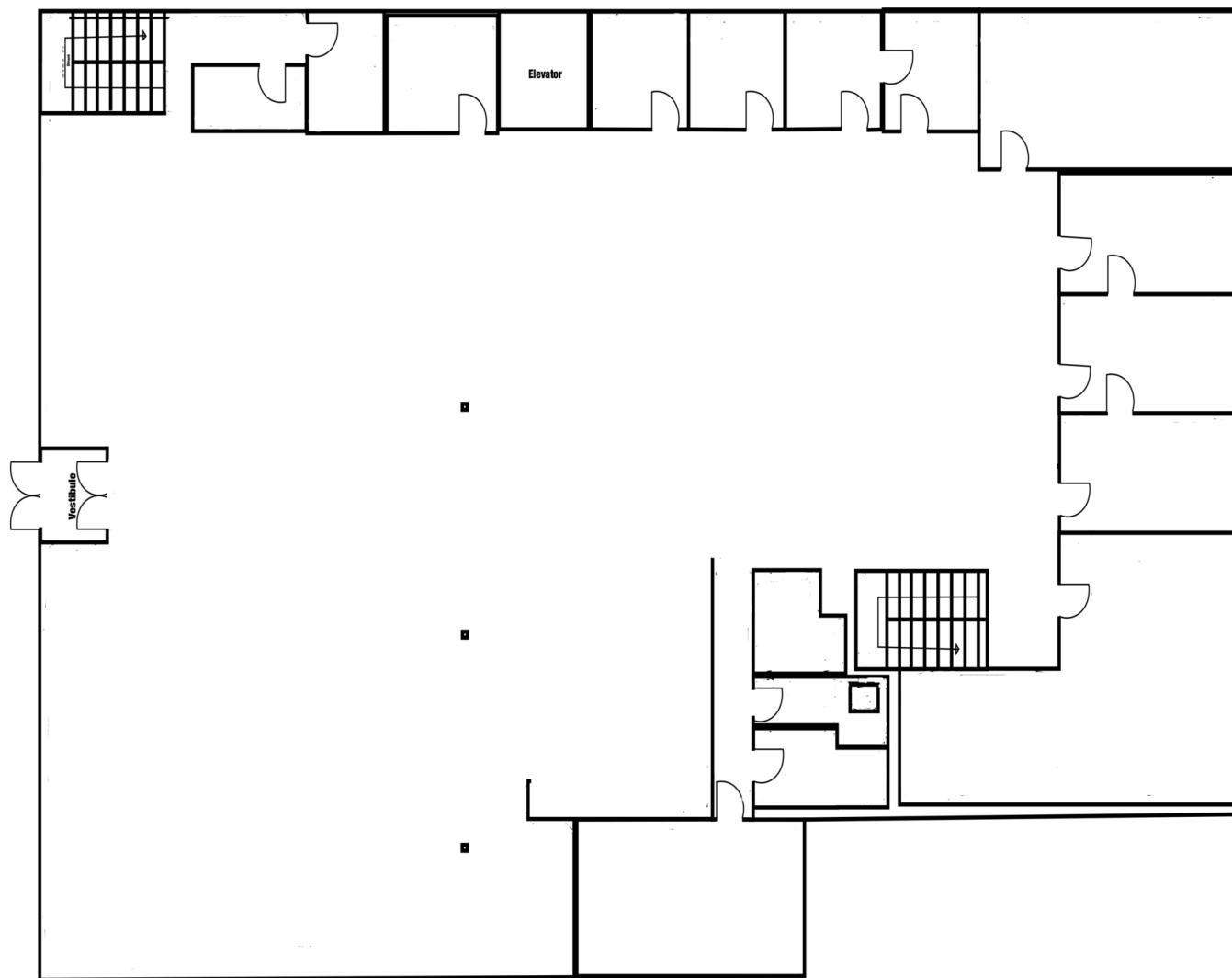
## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to lease or purchase a well-positioned flexible commercial building at a desirable west Yakima location located on a prominent commercial arterial with excellent access, visibility and presence.

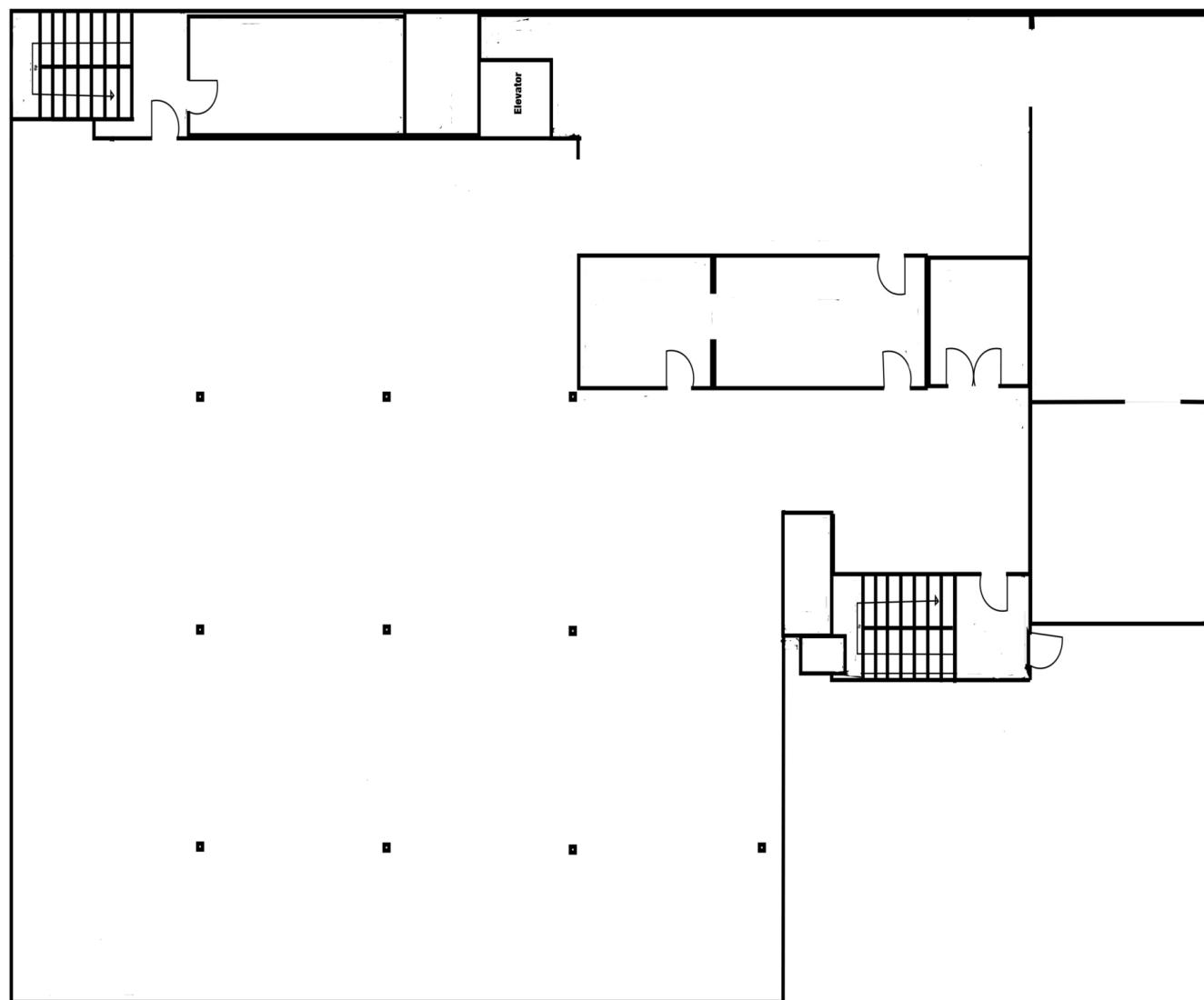
Originally built for and historically occupied by a medical supply retailer, the building is configured with approximately 10,141SF of main floor space suitable for retail or professional use and 9,323SF of partially finished daylight basement space currently configured for storage use with an elevator between the floors.

Significant capital improvements were made in 2021, which include a new 60 mil TPO roof membrane, a pair of 10-ton HVAC units, a new architectural canopy entrance, lighting upgrades to the exterior and parking lot, exterior painting and metal awnings.

## Floor Plan - Main Level



## Floor Plan - Daylight Basement



## Highlights

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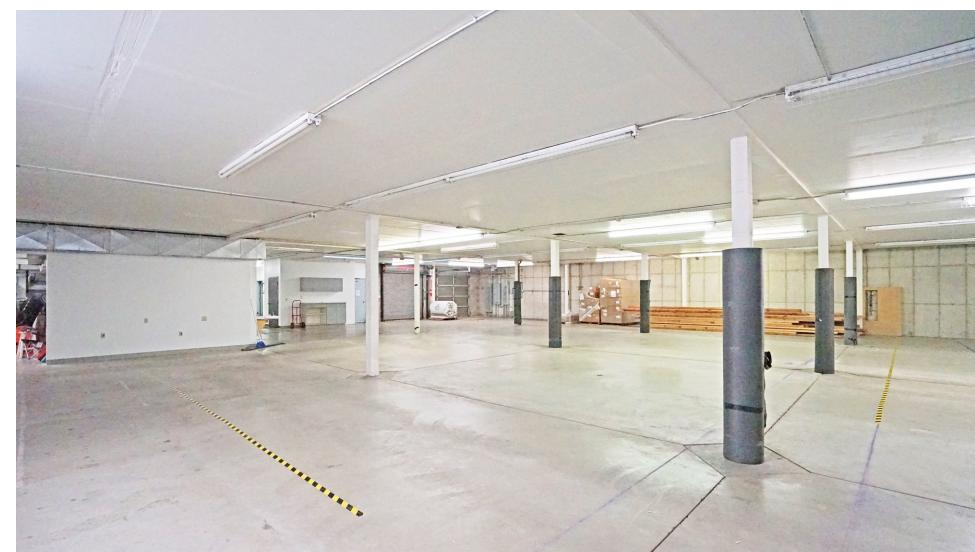
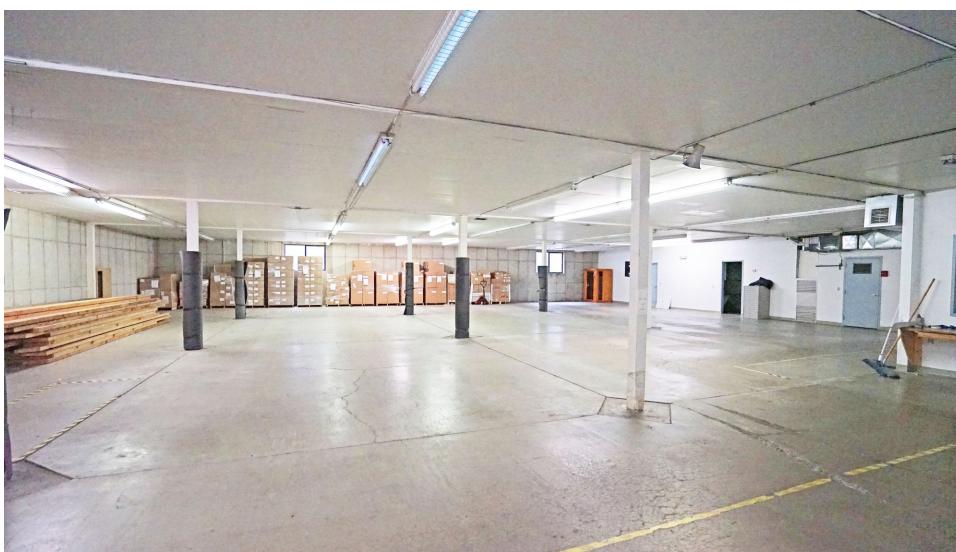


### PROPERTY HIGHLIGHTS

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- Offered sale price is based upon approximately \$115/SF attributable to the main floor and \$68/SF attributable to the daylight basement.
- Offered lease rate is based upon approximately \$13/SF attributable to the main floor and \$7/SF attributable to the daylight basement.
- Approximately \$250,000 of capital improvements made in 2021, including a new roof, a pair of 10-ton HVAC units, new canopy entrance, façade work and more.
- Strong neighborhood mix including numerous national and local retailers (Safeway, McDonald's, Subway, etc), numerous medical providers and apartments.
- Three loading doors, including one semi-dock, one covered half-dock and one grade level.
- Access from two arterials via three dedicated curb cuts. Includes 40 dedicated parking stalls and has an elevator.

## Interior Photos



## Additional Photo



## Additional Photo



## Aerial

