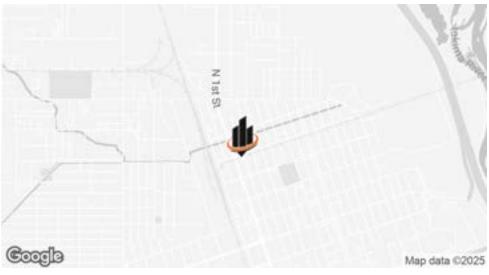


PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$299,995
LOT SIZE:	0.18 Acres
BUILDING SIZE:	2,009 SF



PROPERTY DESCRIPTION

Hard to find Stand Alone Building on major high traffic volume street in the heart of Yakima for owner/user. Property includes ten parking spots, totem sign, large reception area, open area for co-working space, 5 private offices, breakroom, and two ADA restrooms. Please contact listing agent for additional details.

PROPERTY HIGHLIGHTS

- High Traffic Count
- Great Signage with Totem Sign on 1st Street
- Hard to Find Small Stand Alone Building

SCOTT HOWELL

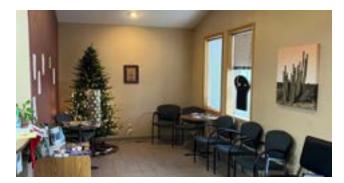
JAMES WADE

O: 509.379.3111 scott.howell@svn.com O: 509.737.9429 james.wade@svn.com

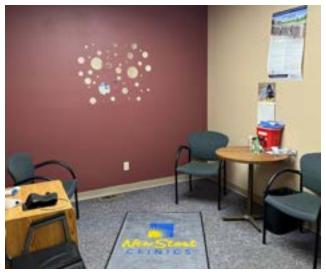
611 N 1ST ST | Yakima, WA 98901 SVN | RETTER & COMPANY

ADDITIONAL PHOTOS

















SCOTT HOWELL

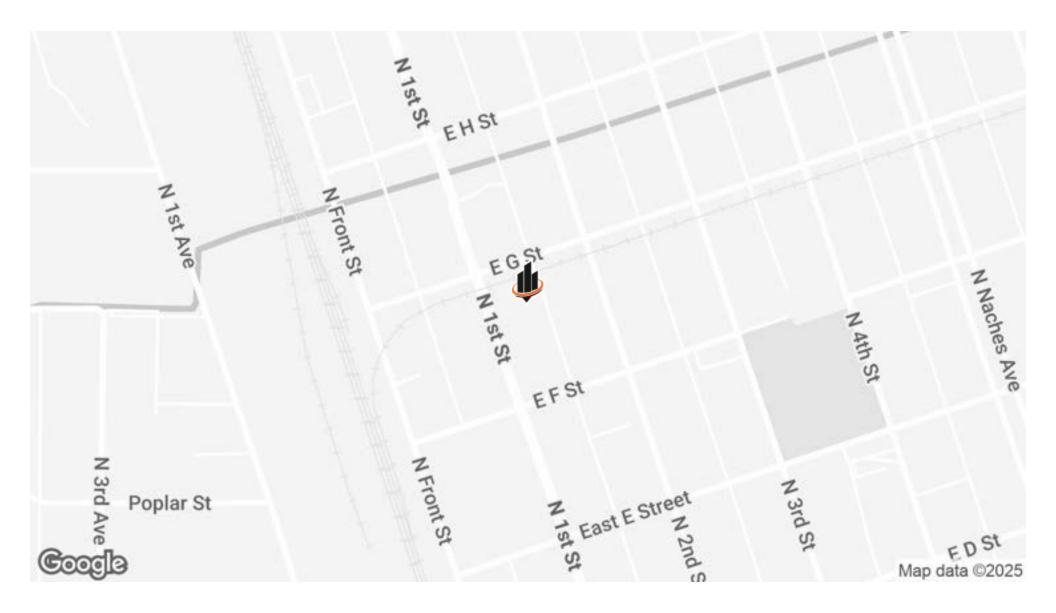
O: 509.379.3111 scott.howell@svn.com

JAMES WADE

O: 509.737.9429 james.wade@svn.com

611 N 1ST ST | Yakima, WA 98901 SVN | RETTER & COMPANY

LOCATION MAP



SCOTT HOWELL

O: 509.379.3111 scott.howell@svn.com JAMES WADE

O: 509.737.9429 james.wade@svn.com



ADVISOR BIO 1



SCOTT HOWELL

Senior Advisor

scott.howell@svn.com

Direct: 509.379.3111 | Cell: 509.379.3111

PROFESSIONAL BACKGROUND

Scott graduated from the University of Washington in 2004. Following that Scott went into commercial lending on both the public and private side for more then twelve years, Scott made the transition from lending to Commercial Real Estate in 2017, and is now a Senior Advisor for SVN Retter & Company. Scott, his wife Alissa, and their daughter CeCe enjoy spending their free time golfing, fishing, boating, and smoking meat at their lake house.

SVN | Retter & Company 329 N. Kellogg

Kennewick, WA 99336 509.783.8811

SCOTT HOWELL

JAMES WADE

O: 509.379.3111 scott.howell@svn.com O: 509.737.9429

james.wade@svn.com

ADVISOR BIO 2



JAMES WADE

Senior Advisor

james.wade@svn.com

Direct: 509.737.9429 | Cell: 509.521.3724

PROFESSIONAL BACKGROUND

With over 35 years of real estate experience working with other professionals, national and regional corporations, governmental entities and valued clients, James has the knowledge and expertise to help your business achieve its goal. His background in marketing, construction management and finance make him uniquely qualified to market your existing location or assist with expansion to new locations. As a consistent high producer James is a member of the Presidents Circle within SVN as well as a top 10% producer in his market. James has demonstrated his commitment to community by working with Boys & Girls Club, Tri-City Residential Services and worked on design, funding and opening of a state-of-the-art skate park in Richland, WA. James is an avid soccer fan and has coached at club, high school and college levels. Married for over 40 years to his amazing wife Peggy and proud father of sons Chandler and Pierce.

EDUCATION

Central Washington University

SVN | Retter & Company 329 N. Kellogg Kennewick, WA 99336 509.783.8811

SCOTT HOWELL

JAMES WADE

O: 509.379.3111 scott.howell@svn.com O: 509.737.9429 james.wade@svn.com

611 N 1ST ST | Yakima, WA 98901