

YAKIMA ASSOCIATION OF REALTORS® Multiple Listing Service

Commercial Data Form

*CROSS LISTED ☐ Yes ☒ No *REQUIRED FIELDS

General:

*Listing Member- Nick Mayer

Co-Listing Member- Matt Kloster

Address:

31 N 4th Ave A
 *House# Street Dir *Street Name *Street Suffix Unit, Space or Lot#
 2A- Btwn N Yakima WA 98902
 *Area (with SubArea) *City *State/Province *Zip Code

Main Fields:

Contract Information-

*Begin Date 5/21/25 / *End Date 6/30/26 /
 *List Price \$.60/SF - .85/SF *Sub Type Commercial

*List Pr Description Monthly \$/SF

*Seller Disclosure ☐ Yes ☒ No

*Agreement Type ☒ Excl. Right to Sell ☐ Excl. Agency

*Protection Period 180 Occupied By Tenant

*Owner Name Pele 16+

*Owner Phone Care of L.A.

2nd Contact Name

2nd Contact Phone

*Short Sale ☐ Yes ☒ No *REO/Lender Owned ☐ Yes ☐ No

General Property Description-

Comm Park/Dev Name

*Year Built 1936 *Total Approx Bldg SF 40,827

*Lot Front Ft Apx *Lot Depth Ft Apx

*Total Approx Lot SF 51,836 *Acreage M/L 1.19

Total Space Avail SF 3,705SF List Price Per SqFt

IDX Type Commercial Sale/Lease For Lease

Main Use Retail/Flex/Ind Detail Use Flex

Internet Listing Opt Out ☐ Yes Seller's initials

Internet Address Opt Out ☐ Yes Seller's initials

Location, Tax & Legal-

*Taxes 20,518.14 *Tax Year 2025 *Spec Tax Designation None

*Parcel # 181324-14515 Sellers Title Ins Co Fidelity Title Co.

Remarks & Miscellaneous

Public Remarks (500 Characters. NO personal marketing or agent info.):

Private Remarks (400 Characters. Personal marketing and/or agent info goes here.)

*DIRECTIONS:

Other Required Information (within 48 Hours of listing input date) ☐ Photos ☐ Legal Description

*Owner's Signature  Chris Rugh Date 05/21/25

Owner's Signature Date

** Property profiling information contained herein is believed to be accurate, but may contain approximations or estimates where appropriate. The information contained herein is not guaranteed. This information is provided for the sole use and benefit of those authorized to access Yakima Association of Realtors® ("YAR") Multiple Listing Service ("MLS") information, and may not be reproduced and/or represented to third parties as information produced, warranted, or represented by YAR or MLS to be guaranteed. **

*Broker/Agent Signature  Nicholas Mayer Date 05/21/25

