

FOR SALE

**Leased Medical Office
Building With Excess Land**



Offered at:
Size:

\$2,000,000
14,456SF on 2.66 acres +/-

**1608 S 24th Ave St
Yakima, WA 98902**

218 S Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	14,456SF +/-
Land Size:	2.66 acres +/-
NOI:	\$121,249 +/-
Zoning:	B-1
Age:	1971
Remodeled:	2014
Parcel Number:	181335-21014

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a commercial property consisting of a double net leased medical office building, a cell tower lease and excess commercial development land.

The primary lease is to RPM Rehab, Inc, a 9-location physical therapy clinic, who's been in the building since approximately 2014 and entered into a new 5-year lease in January of 2025 for approximately 82% of the total building with RPM being responsible for 100% of the common area maintenance charges attributable to the property, including taxes and insurance, but excluding the maintenance of the excess land area. RPM occupies approximately 11,846SF of the total building area.

The remaining vacant areas of the building consist of an office area and a garage/storage area, plus an unfinished second story apartment combining to total approximately 2,610SF, while there is also excess land fronting S 24th Ave estimated to consist of approximately 30,000SF that is prime for development.

Highlights



PROPERTY HIGHLIGHTS

- Offered price based upon an 8 cap of the NOI from the PT clinic and cell tower leases, \$71/SF to the vacant building area and \$10/SF to the excess land.
- RPM Rehab is a regional physical therapy operator founded in 2004 with 4 locations in Washington state and 5 locations in California.
- RPM has been in the building since approximately 2014 and entered into a new 5-year lease earlier this year.
- RPM is responsible for 100% of the common area maintenance costs, including taxes and insurance, despite occupying approximately 82% of the building.
- Landlord is responsible for structural repairs, plus maintenance and repairs to exterior walls, roof, windows, doors and HVAC.
- Cell tower lease has been in place since April of 2004.
- Excess land area is estimated to consist of approximately 30,000SF. Seller will entertain selling the land separately at \$10/SF.

Rent Roll & NOI Calcs

Tenant	Size	Commencement	Expiration	Rent	Rent/SF	Renewal Terms	Escalations
RPM Rehab, Inc.	11,846SF +/-	1/1/2025	12/31/2029	\$10,511.00	\$10.65/SF, NN	one 5-year term	2%/year
Vacant	2,610SF +/-	N/A	N/A	N/A	N/A	N/A	N/A
Verizon	N/A	4/16/2004	4/30/2034	\$1,237.05	N/A	eight 5-year terms	10% every 5 years
14,456SF +/-				\$11,748.05			

RPM is responsible for 100% of common area maintenance costs of the premises, less the excess land area. Landlord is responsible for structural costs, plus maintenance and repair of exterior walls, windows, doors and HVAC

Verizon lease escalates 10% at each renewal



INCOME

Scheduled Rent Income	\$140,977
- 5% Vacancy & Credit Loss	(\$7,049)
	\$133,928
- 2% Capital Replacement Reserve	(\$2,679)
GROSS ADJUSTED INCOME	\$131,249

NON-REIMBURSEABLE EXPENSES

Maintenance and Repairs (estimated)	\$7,500
Landscaping for Excess Land Area (estimated)	\$2,500
TOTAL NON-REIMBURSEABLE EXPENSES	\$10,000

NET OPERATING INCOME	\$121,249
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Interior Photos



Additional Photo



Additional Photo



Aerial

