

# 4813 Tieton Dr

Yakima, WA 98908

LISTING PRICE  
**\$375,000**



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## 4813 Tieton Dr

Prime West Yakima corner location offering exceptional visibility and strong traffic counts. This versatile mixed-use commercial property is ideal for investors or owner-users seeking additional income. The property totals 2,920 SF and is configured into three units suitable for office and/or retail use. Front Unit (1,150 SF) with secure, enclosed 460 SF storage shed — leased for \$1,173/month + \$260/month storage. Middle Unit (750 SF) — leased for \$650/month. Rear Unit (660 SF) — leased for \$632/month. Property features three current tenants, providing immediate income. The front two units are month-to-month, offering flexibility for an owner-occupant, while the dog grooming tenant occupies the rear unit with a lease in place through September 2028. High-exposure corner setting, flexible layout, and stable rental income make this an outstanding opportunity in a sought-after West Yakima commercial corridor.

### Property Details

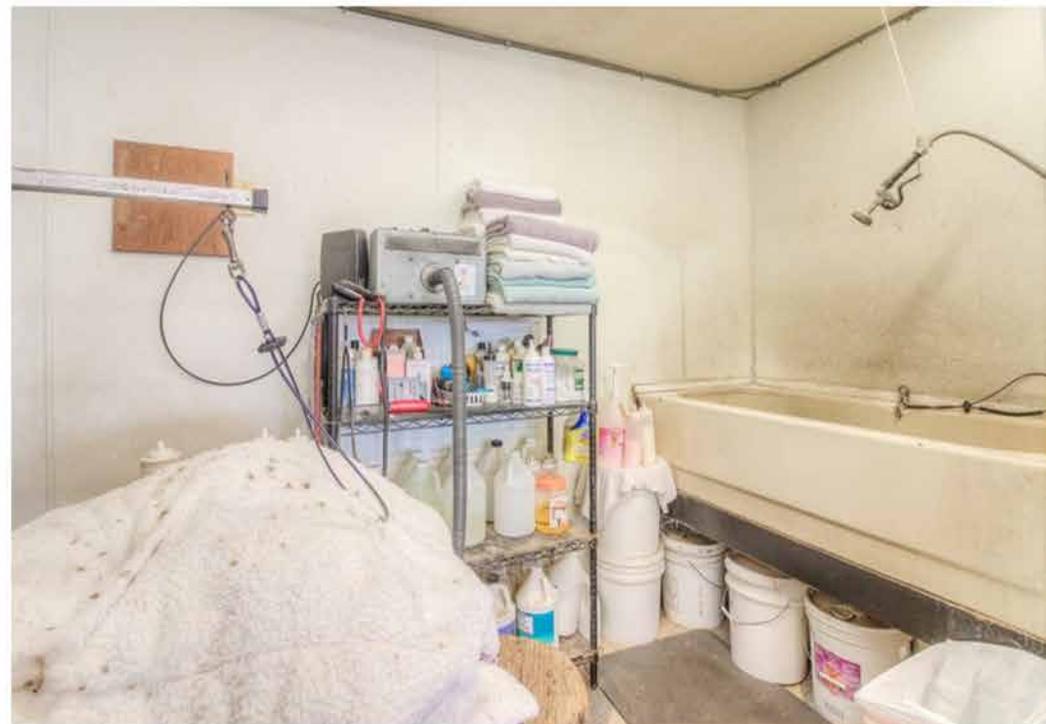
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|-------------------------------------|---|
| <b>Price</b>                        | <b>\$375,000</b>  |
| <b>Zoning &amp; Use Flexibility</b> | B2 - Local Business:<br>Commercial activities that meet the small retail shopping and service needs of the community accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials. |
| <b>Total Parcel Size</b>            | 0.11 acres  |
| <b>Parcel Number</b>                | 181321-44508  |
| <b>High-Traffic Corridor</b>        | Strong visibility along S 49 <sup>th</sup> & Tieton Dr  |
| <b>Established Commercial Area</b>  | Surrounded by retail & office businesses and residential areas  |

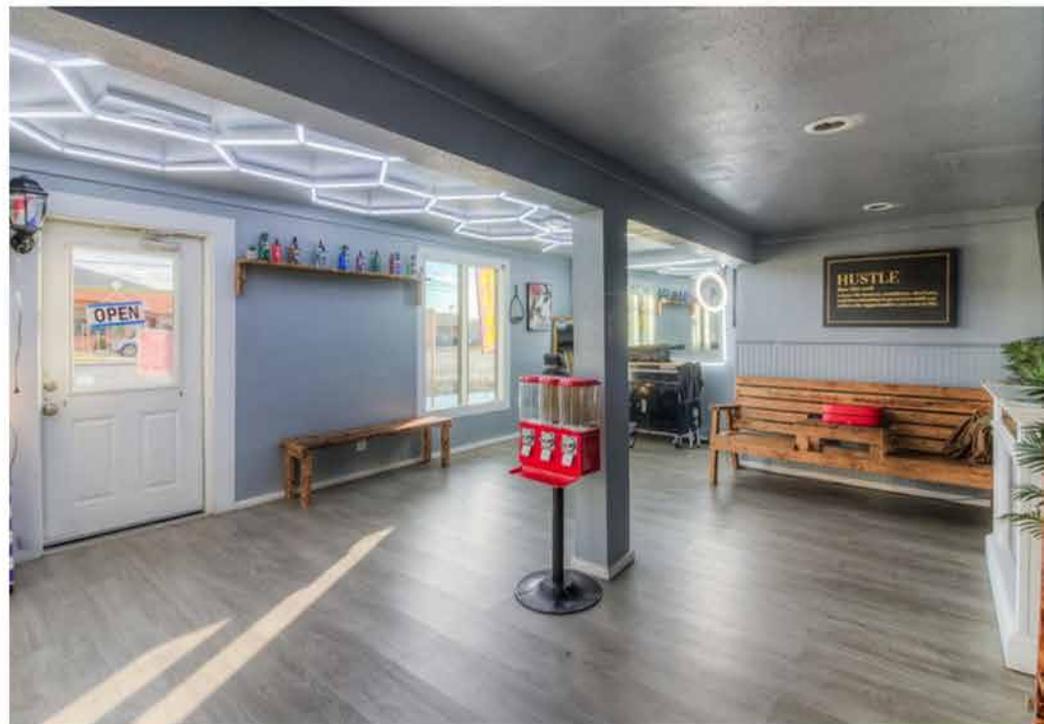
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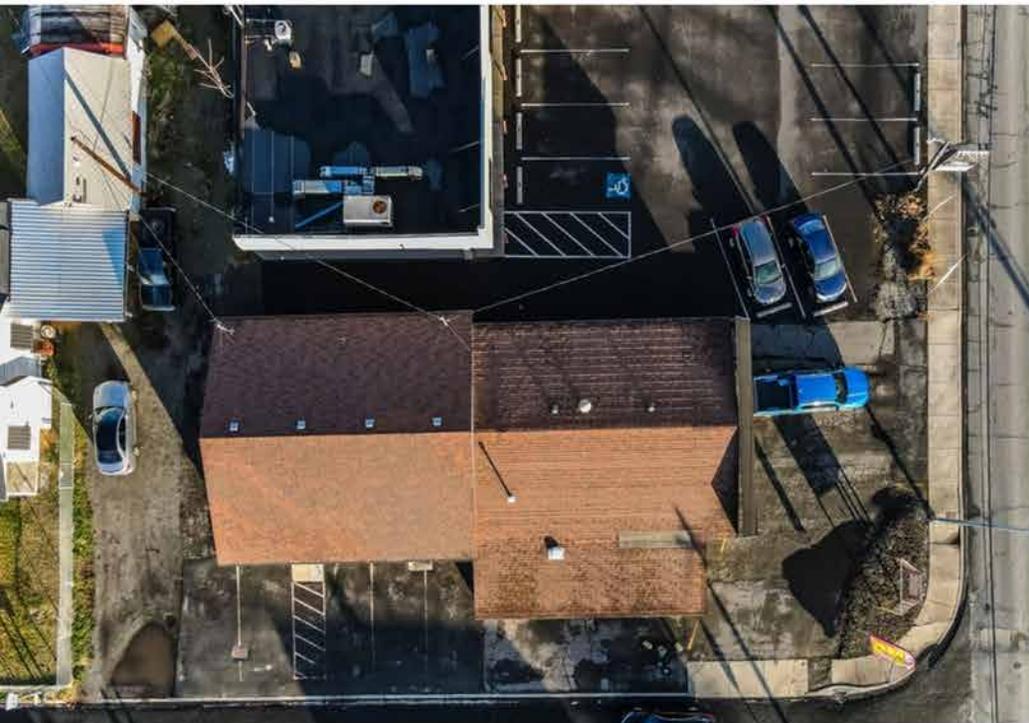
# Investment Highlights

4813 Tieton Dr benefits from strong surrounding residential density, convenient regional connectivity via I-82, and proximity to neighborhood retail and service businesses that support consistent commercial demand. Its manageable size and flexible layout make it suitable for professional office, medical-related services, personal services, or neighborhood retail use, while offering investors a lower-maintenance asset with operational efficiency. Positioned in a stable commercial corridor with continued population and income growth in the immediate area, the property presents an opportunity for steady occupancy and long-term value in the Yakima market.









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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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