

FOR SALE

Special Use
Building



Offered at: \$1,129,744
Building Size: 12,838SF +/-

310 N 16th Ave
Yakima, WA 98902

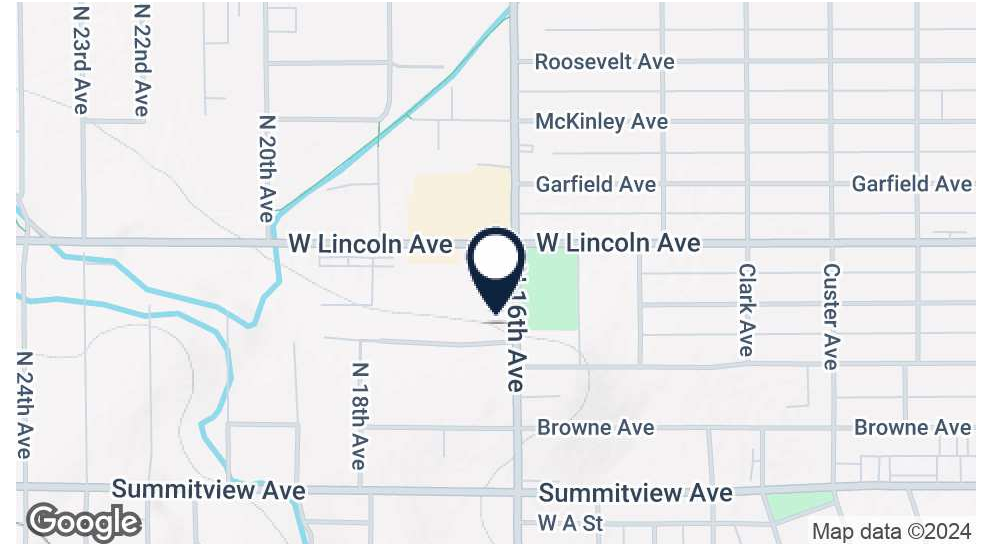
218 S Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,129,744
Building Size:	12,838SF +/-
Price/SF:	\$88/SF +/-
Lot Size:	1.17 acres +/-
Year Built:	1975
Zoning:	R-3
Parcel Number:	181323-14464

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a special use building currently utilized for administrative office, childcare and ancillary services by The Salvation Army, who's relocating.

Prominently located on a major commercial arterial, the property sits on an oversized lot, has a strong presence and attractive curb appeal, and is three parcels south of a controlled intersection.

The floor plan includes numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel. It is ideally configured and zoned for a church or daycare.

Highlights



PROPERTY HIGHLIGHTS

- Special use building ideally configured and zoned for a church or daycare.
- Excellent location on a major commercial arterial and near a controlled intersection.
- Strong visibility, presence and access from N 16th Ave.
- Oversized parcel with dedicated parking that exceeds municipal requirements.
- Floor plan consists of numerous private offices, large meeting or conference rooms, a commercial kitchen and a chapel.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	780	2,304	6,922
Total Population	2,054	6,148	19,439
Average HH Income	\$52,341	\$52,483	\$64,340

Interior Photos



Additional Photos



Additional Photo



Additional Photo



Aerial

