

FOR SALE

Restaurant With
Drive Through



Offered at: \$653,850
Available: 2,906SF +/-

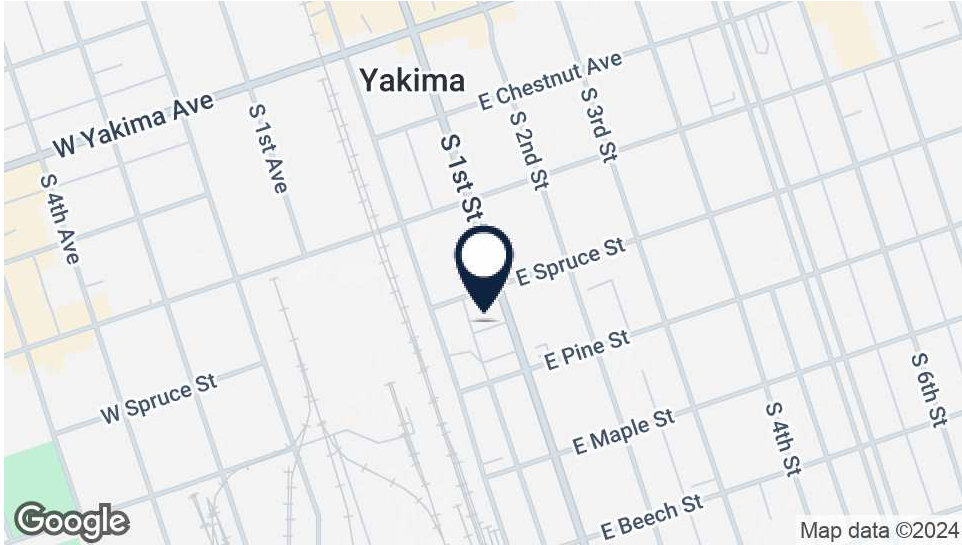
306 S 1st St
Yakima, WA 98901

218 S Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$653,850
Building Size:	2,906SF +/-
Price/SF:	\$225/SF +/-
Lot Size:	0.41 acres +/-
Age:	1975
Parking Stalls:	18 +/-
Zoning:	GC
Parcel Number:	191319-32419

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a freestanding quick service restaurant with a drive through.

Prominently located in downtown Yakima and fronting S 1st St with in excess of 18,000 vehicles per day passing by, the building was originally constructed for and was historically occupied by Kempers.

Hood, walk-in cooler, sinks and ice machine are to remain with the building. All other equipment and fixtures are being removed by the existing tenant.

Highlights

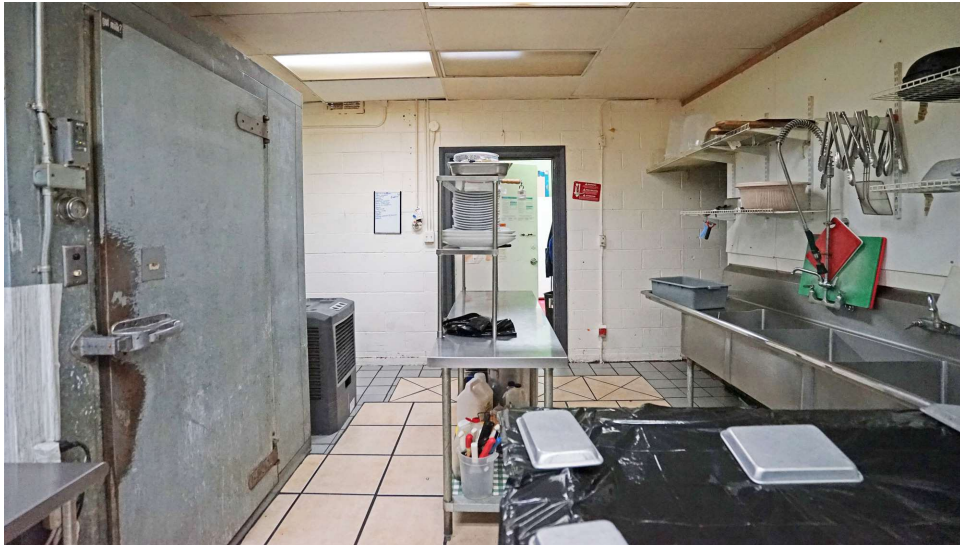


PROPERTY HIGHLIGHTS

- Massive pylon sign included that can't be replicated by today's municipal code.
- Approximately 18 dedicated parking stalls plus room for outdoor seating.
- Dominant exposure from S 1st St, downtown Yakima's primary north/south commercial arterial.
- Hood, walk-in cooler, sinks and ice machine are included.
- Access from both S 1st St and via public alley to both Spruce St and Pine St.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	295	1,021	6,278
Total Population	870	2,961	18,539
Average HH Income	\$45,346	\$45,508	\$50,371

Interior Photos



Additional Photo



Aerial

