

FOR SALE

Grandview
Commercial Lot

PAPA MURPHY'S

SAFeway

DOLLAR TREE

Auto
Zone

O'Reilly
AUTO PARTS

McDonald's



Offered at:
Size:

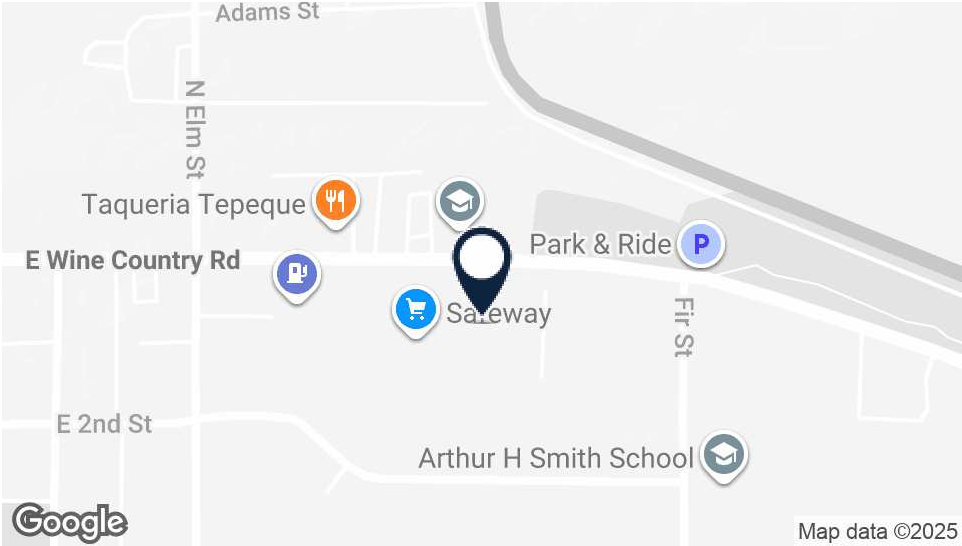
\$269,675
1.6 acres +/-

614 E Wine Country Rd
Grandview, WA 98930

218 SSgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.961.7575: C

Bill Almon, Jr.
wcalmon@almoncommercial.com

Executive Summary



OFFERING SUMMARY

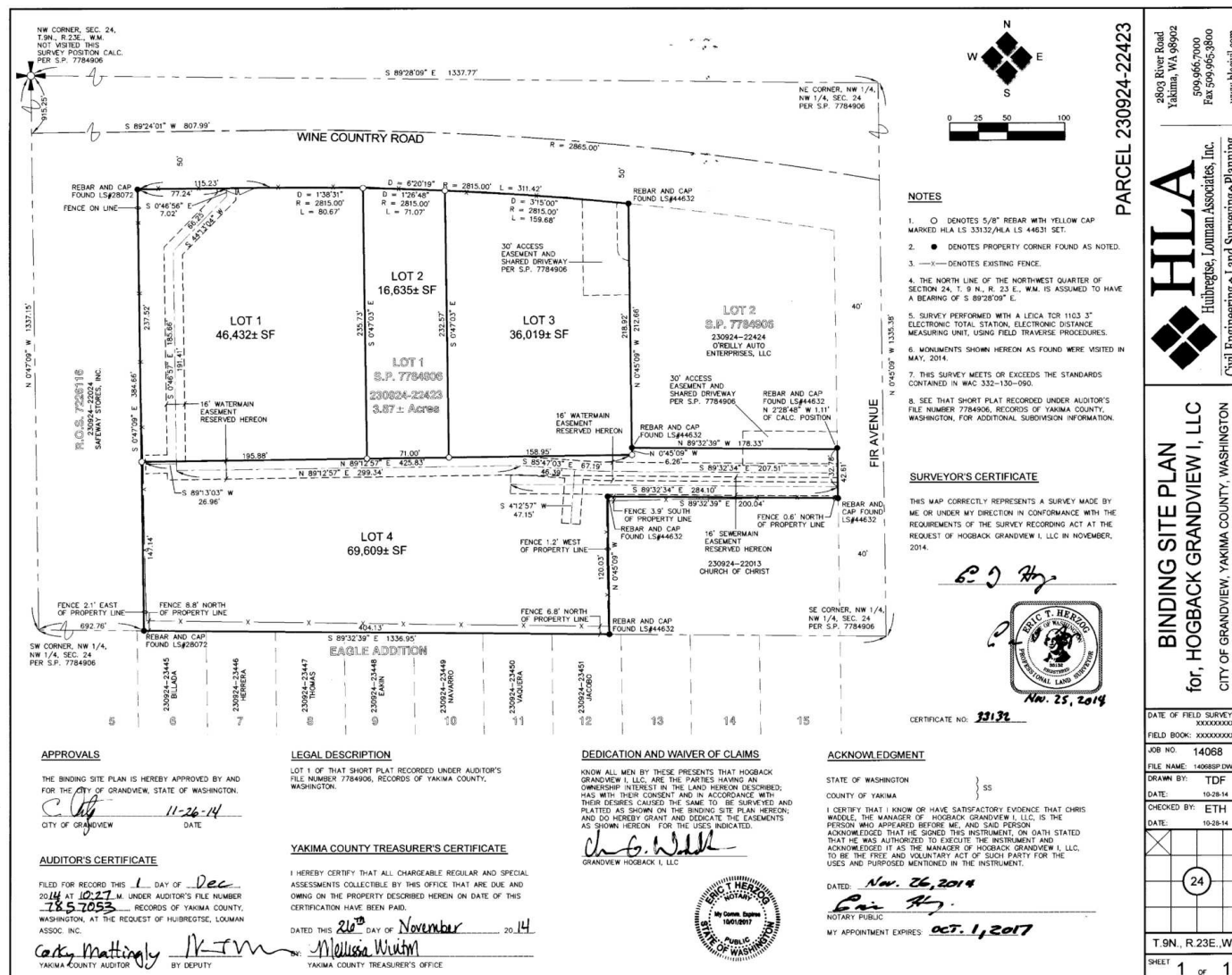
Sale Price:	\$269,675
Land Area:	1.6 acres +/-
Sale Price/SF:	\$3.88/SF +/-
Developable Area:	1.08 acres +/-
Developable Area/SF:	\$5.75/SF +/-
Zoning:	C2
Parcel Number:	230924-22434

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an affordable commercial lot suitably zoned and located for retail, professional office or medical uses.

Located along the backside of a prominent retail development that includes Safeway, Dollar Tree, AutoZone and O'Reilly's, this site benefits from a Wine Country Rd address while having access from both Fir Ave and Wine Country Rd.

Flag lot access to Fir Ave is shared with the adjacent retailers and is already paved and shared storm water retention area is on site that can be tied into, leaving approximately 46,900SF of developable land including the shared driveway (seller makes no representations to the developable area, rather buyer is to satisfy themselves to the true size of such).



Highlights



PROPERTY HIGHLIGHTS

- Asking price based upon \$5.75SF to the estimated developable area of approximately 46,900SF (buyer to satisfy themselves as to the true developable area).
- Affordable site that is suitably zoned and located for secondary retailers, professional office or medical users.
- Immediately adjacent or nearby retailers include Safeway, McDonald's, Dollar Tree, AutoZone, O'Reilly's and Papa Murphy's.
- Access from both a shared driveway with the adjacent retailers to Fir Ave or across adjacent retailers to Wine Country Rd.
- Infrastructure in place, including paved driveway, storm water retention and utilities to or near the property lines (buyer to satisfy themselves as to the location and capacity of utilities).
- Shared stormwater retention area on site that can be tied into.
- Tax assessed at \$484,450.

Additional Photo



Additional Photo



Additional Photo



Aerial Outline (Approximate)

