



**SALE**

# The Agate

**403 W UNIVERSITY WAY**

Ellensburg, WA 98926

**PRESENTED BY:**

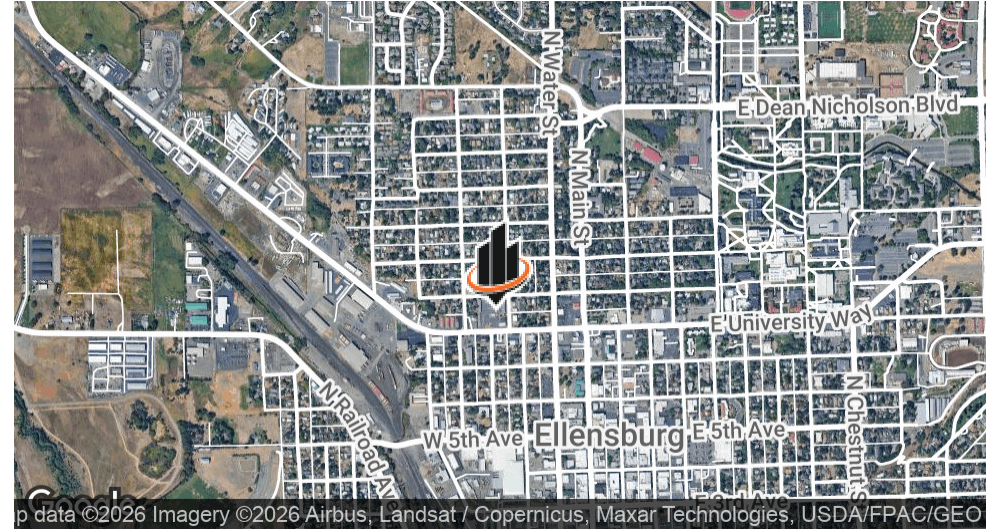
**KEN DAVIS**

Phone: 509.949.0860

[ken.davis@svn.com](mailto:ken.davis@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,199,900
<b>NUMBER OF UNITS:</b>	78
<b>LOT SIZE:</b>	90,101 SF
<b>BUILDING SIZE:</b>	35,240 SF

## LOCATION DESCRIPTION

Nestled in the heart of Ellensburg, this vibrant area offers a blend of urban convenience and small-town charm, making it an ideal location for a multifamily/high-rise investment. Enjoy the energy and vitality of the community, with nearby attractions such as Central Washington University, the Kittitas County Historical Museum, and the charming downtown district boasting a variety of dining and entertainment options. Outdoor enthusiasts will appreciate the proximity to natural wonders like the scenic Manastash Ridge and the Yakima River, perfect for leisurely strolls and outdoor recreation. With its rich tapestry of amenities and attractions, the area surrounding the property promises to attract residents seeking a dynamic and well-connected community to call home.

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## PROPERTY DETAILS & HIGHLIGHTS

<b>BUILDING NAME</b>	The Agate
<b>PROPERTY TYPE</b>	Multifamily
<b>PROPERTY SUBTYPE</b>	Low-Rise/Garden
<b>APN</b>	18-18-35057-0204
<b>BUILDING SIZE</b>	35,240 SF
<b>LOT SIZE</b>	90,101 SF
<b>YEAR BUILT</b>	1967
<b>NUMBER OF FLOORS</b>	2
<b>NUMBER OF BUILDINGS</b>	5

Embark on an exciting multi-family conversion project with this 35,240 SF building, strategically located mere blocks away from Central Washington University at 403 W University Way, Ellensburg, WA. Approved by the City of Ellensburg, this property offers the unique opportunity to transform it into a multi-family with a total of 78 units. With partial demolition already underway, this versatile building, built in 1967 and zoned CH, is ready to be customized for a multi-family use. Investors looking for a prime opportunity to create a modern living space in a sought-after location will find this project to be a promising prospect.

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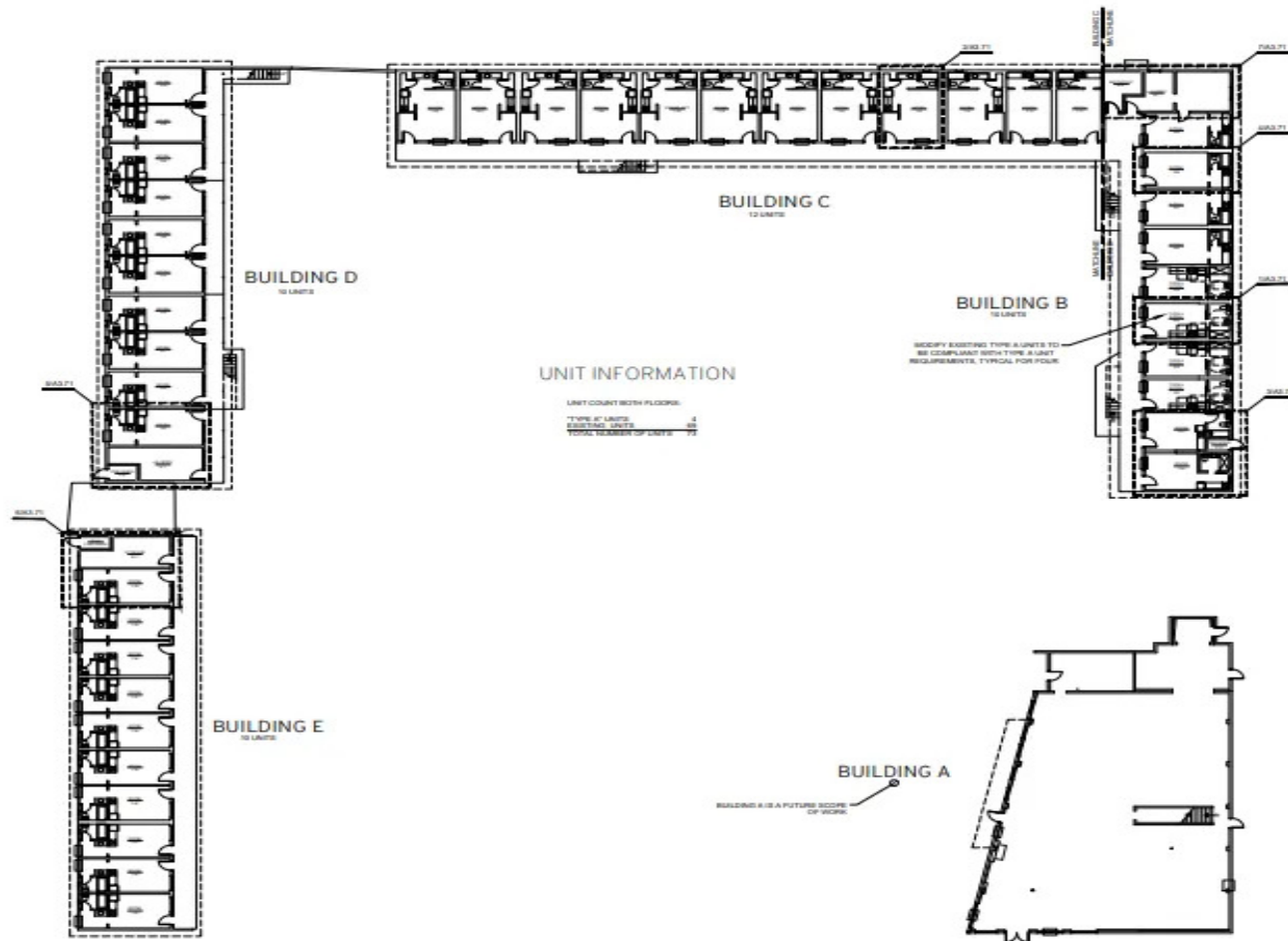
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- 35,240 SF building
- Built in 1967
- Zoned CH
- Strategic location just blocks from Central Washington University
- Versatile for customization
- Prime investment opportunity
- Priced well under appraised value

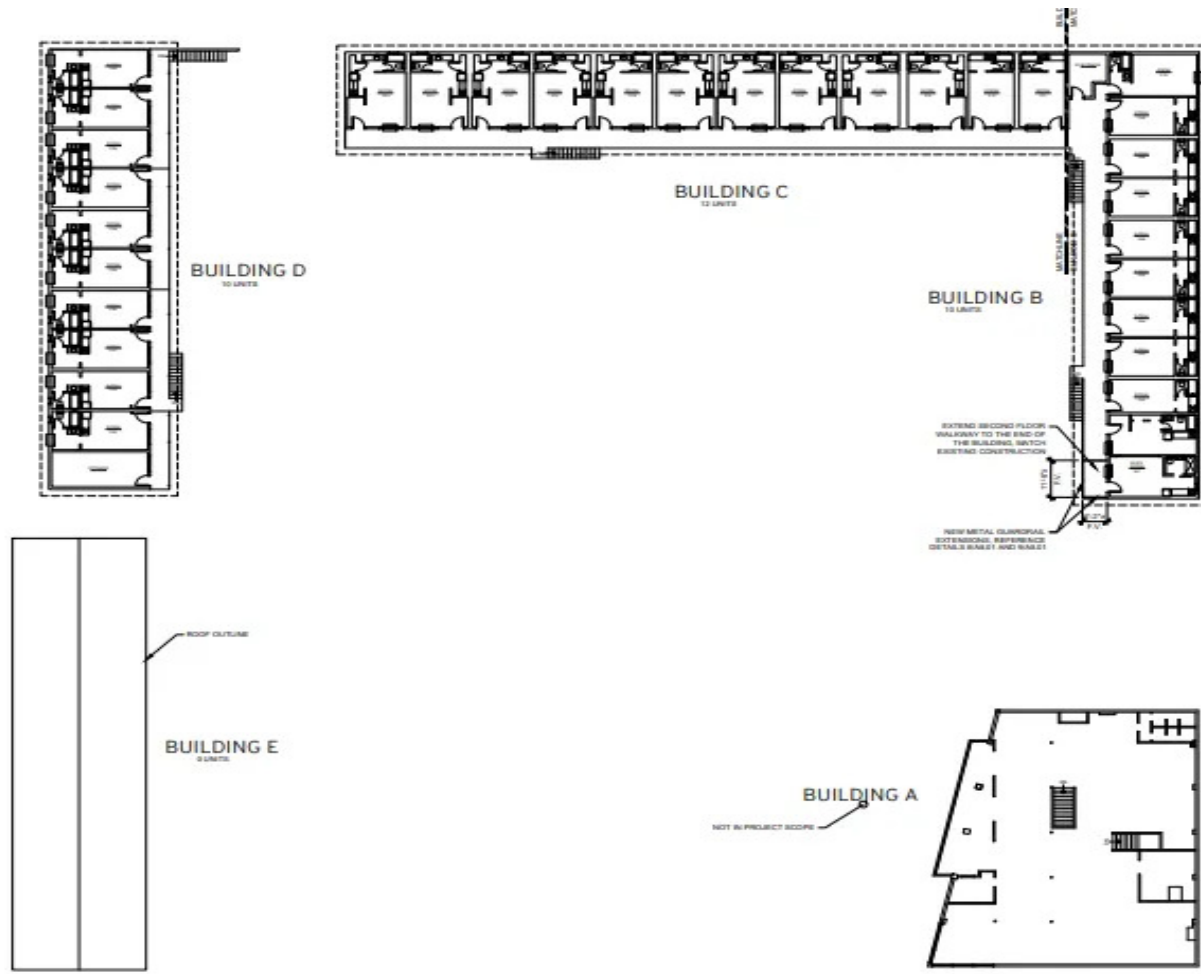
# 1ST FLOOR PLANS



1 OVERALL FIRST FLOOR PLANS  
SCALE: 1/8" = 1'-0"

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# 2ND FLOOR PLANS



1 OVERALL SECOND FLOOR PLANS  
SCALE: 1/8" = 1'-0"

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**ADDITIONAL PHOTOS**



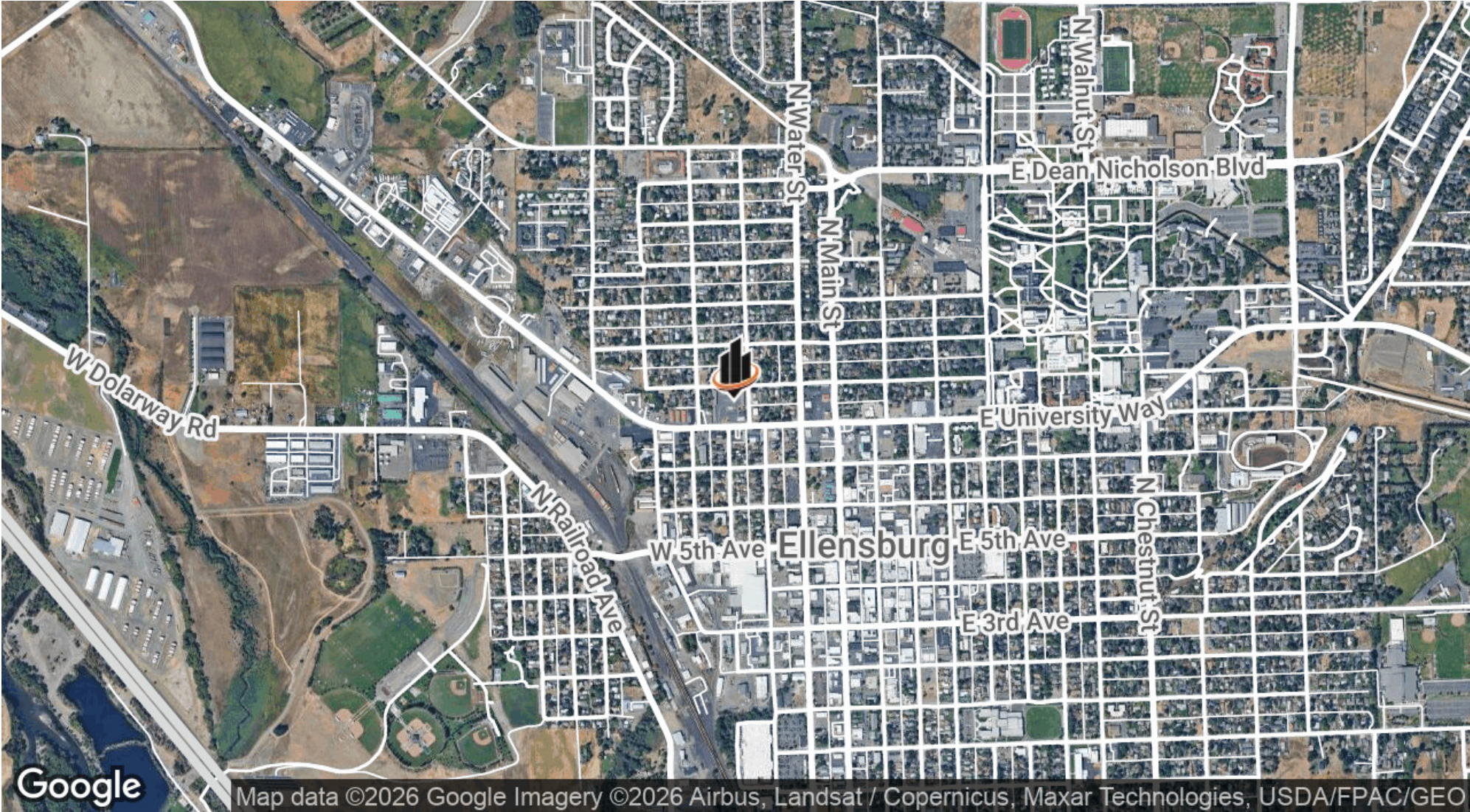
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

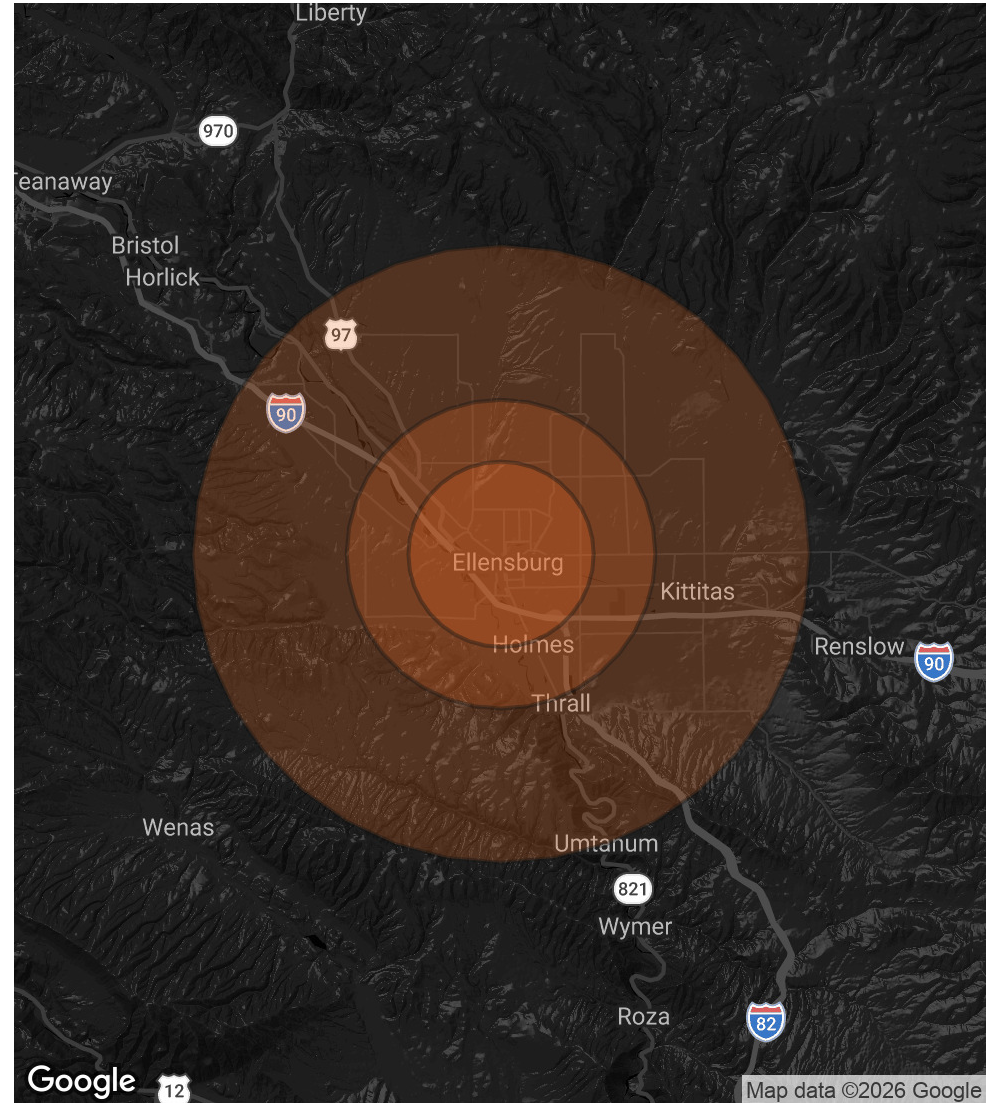
### 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	19,613	22,365	26,728
<b>AVERAGE AGE</b>	30.2	31.5	33.6
<b>AVERAGE AGE (MALE)</b>	29.8	31.1	33.6
<b>AVERAGE AGE (FEMALE)</b>	31.5	32.7	34.5

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	8,996	10,114	11,896
<b># OF PERSONS PER HH</b>	2.2	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$69,457	\$74,361	\$81,541
<b>AVERAGE HOUSE VALUE</b>	\$376,810	\$388,386	\$419,026

2023 American Community Survey (ACS)



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