

# COMMERCIAL BUILDING FOR SALE & LEASE

301 E Yakima Ave Yakima WA 98901

**\$2,800,000**

**\$13/SF/Annual  
+\$7 NNN**

**DEVELOPMENT OPPORTUNITY**

**HIGH TRAFFIC COUNT**

**OVER 38,000 SQUARE FEET**

**EXCELLENT CORNER LOCATION VISIBILITY**

**OPPORTUNITY ZONE**

**AMPLE PARKING GARAGE SPACE**

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**John L. Scott**  
YAKIMA



## ATTENTION DEVELOPERS, INVESTORS, AND VISIONARY BUSINESS OWNERS.

Welcome to 301 E. Yakima Avenue, a rare opportunity to purchase or lease one of downtown Yakima's most prominent commercial properties. Offered for sale or lease for the first time, this landmark property occupies a prime, high-visibility location along one of Yakima's busiest corridors in the heart of the Central Business District.



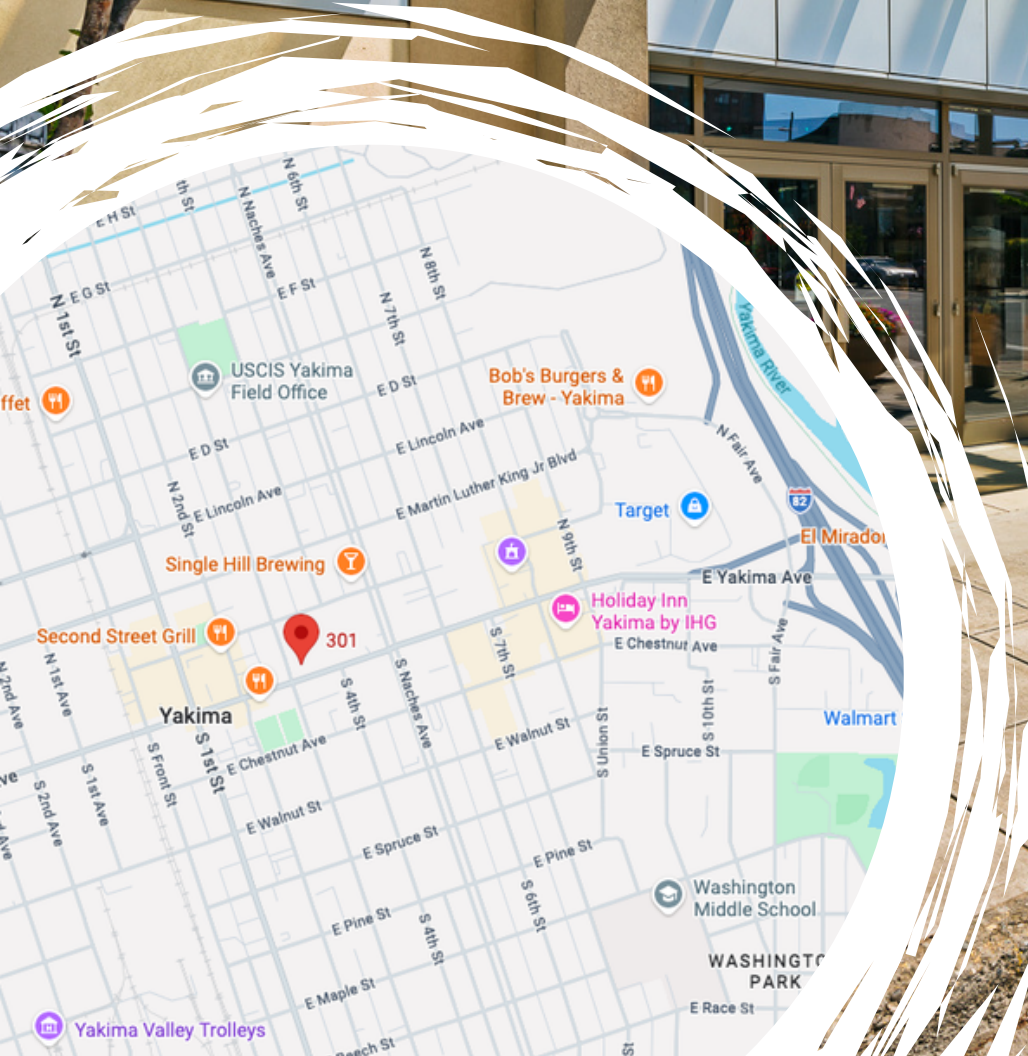
**John L. Scott** | YAKIMA



## MANY POSSIBLE USES

Positioned within a federally designated Opportunity Zone, this exceptional property offers outstanding potential for redevelopment, adaptive reuse, or long-term investment. With over 38,000 square feet spanning a full basement, main level, and second floor, the flexible layout provides endless possibilities for a wide range of commercial and mixed-use projects. Potential uses include senior living, multifamily apartments, medical or professional offices, trade or higher education facilities, retail, restaurants, entertainment venues, data centers, self-storage, fulfillment or distribution centers, and much more.

The image is a composite. The background is a street-level photograph of a modern building with a large glass canopy over its entrance. The building is situated on a city street with other buildings in the background. In the foreground, there are large, round planters filled with colorful flowers. A circular inset map of Yakima, WA, is overlaid on the left side of the image. The map shows the city grid with a red pin marking the location of 301 E Chestnut Ave. Various landmarks and businesses are labeled on the map, including the USCIS Yakima Field Office, Bob's Burgers & Brew - Yakima, Target, El Mirador, Holiday Inn Yakima by IHG, Walmart, Washington Middle School, and Washington Park. The map also shows the Yakima River and several streets, including E Chestnut Ave, E Walnut St, E Spruce St, E Pine St, E Maple St, E Race St, N 1st St, N 2nd St, N 3rd St, N 4th St, N 5th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th 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## HIGHLIGHTS



Located in the economic hub of Eastern Washington, Yakima continues to experience growth while serving as a regional center for business, healthcare, education, agriculture, and commerce. Whether you're looking to restore an iconic building, establish a flagship location, or create a transformative mixed-use development, 301 E. Yakima Avenue provides the scale, location, and opportunity to bring your vision to life.

Don't miss this rare chance to invest in one of downtown Yakima's most significant redevelopment opportunities. Bring your vision and help shape the future of downtown Yakima.



  
**MR. & MRS. YAKIMA**  
REAL ESTATE

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