

FOR SALE

**Industrial Acreage With
Small Improvements**



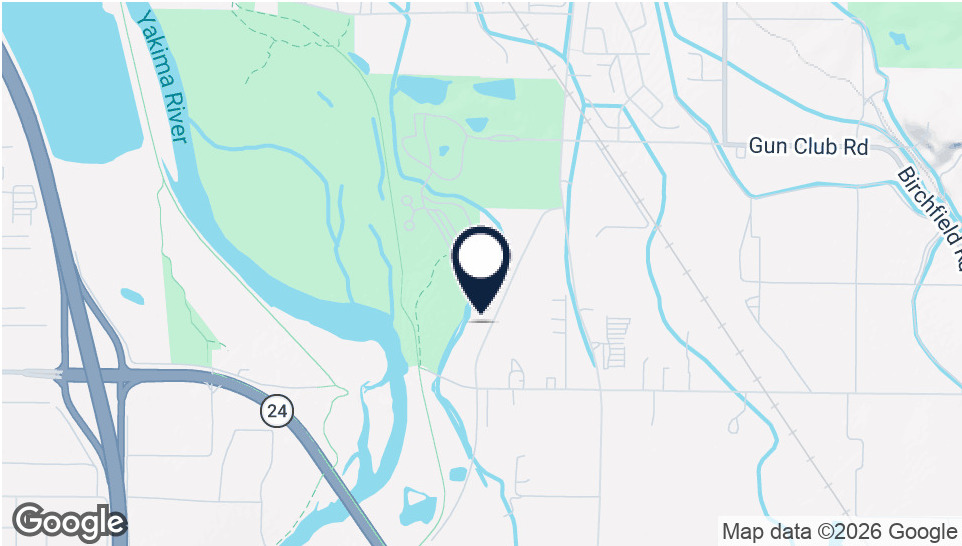
Offered at:
Size:

\$1,550,000
9.61 acres +/-

**1202 - 1212 S Keys Rd & 3201 W Birchfield Rd
Yakima, WA 98901**

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,550,000
Land Area:	9.61 acres +/-
Improvements:	3,008SF +/-
Zoning:	M-1
Parcel Numbers:	191328-13033, 13034, 24002 & 24003

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an affordable and relatively flat and level light industrial zoned site.

Located in an established and growing industrial submarket area, the property benefits from quick proximity to both Highway 24 and Interstate 82, and a trio of small freestanding improvements that might be utilized, plus various open canopy structures.

Property is currently served by two wells and connected to sewer, however, buyer is to satisfy themselves as to the availability and capacity of such, as well as all other utilities.

Highlights



PROPERTY HIGHLIGHTS

- Excellent access to Hwy 24 and I-82 and located in both an established and growing industrial submarket area.
- Relatively flat and level site with significant frontage along Keys Rd.
- Served by two wells and connected to sewer, however, seller makes no representations as to the availability or capacity of utilities.
- Improvements consist of an approximately 1,200SF residence with full basement, an approximately 1,248SF manufactured home, an approximately 560SF office building and various open storage sheds.
- Offered price is based upon approximately \$3/SF attributable to the land area and approximately \$294,000 attributable to the improvements.
- Currently located within the 100-year flood plain, which Yakima County is in the process of applying to FEMA to remove it from, and potentially impacted by setbacks from Blue Slough Creek.
- House is currently rented at \$975/month on a month-to-month basis.

Improvements



Additional Photo



Additional Photo

