

FOR SALE | Two-Tenant Commercial Investment Opportunity



Offered at:
Available:

\$575,000
2,849 SF on .48 Acres

108 W Fremont Avenue
Selah, WA 98942

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



OFFERING SUMMARY

Sale Price:	\$575,000
Building Size:	2,849SF
Lot Size:	0.48 acres
Number of Units:	2
Price / SF:	\$201.83
Cap Rate:	7.31%
NOI:	\$42,051
Year Built:	1978
Renovated:	2021
Zoning:	B2

PROPERTY OVERVIEW

Excellent opportunity to acquire a well-positioned, two-tenant commercial investment property in the heart of Selah, Washington. Located at 108 W Fremont Avenue, the property was substantially remodeled in 2021 and offers an attractive, updated appearance along with established tenants and NNN lease structures. The combination of quality improvements, existing income, and a convenient central location creates a compelling investment opportunity at an offering price of \$575,000.

Strategically located just off Selah’s primary commercial corridor, the property benefits from excellent accessibility and close proximity to downtown businesses, residential neighborhoods, and the greater Yakima market. With two income-producing tenants and limited comparable investment inventory available in Selah, 108 W Fremont offers investors an opportunity to acquire a stabilized commercial asset in an established and growing Yakima Valley community.

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	ANNUAL RENT	LEASE START	LEASE END
A	UBS Farmland Investors, LLC	1,073 SF	37.66%	\$16.88	\$1,509	\$18,108	04/01/2020	03/14/2030
B	Crave Coffee	1,777 SF	62.37%	\$15.23	\$2,255	\$27,060	04/01/2021	05/31/2028
TOTALS		2,850 SF	100.03%	\$32.11	\$3,764	\$45,168		



Financial Summary



INVESTMENT OVERVIEW

Price	\$575,000
Price per SF	\$202
Price per Unit	\$287,500
GRM	12.73
CAP Rate	7.31%
Cash-on-Cash Return (yr 1)	7.31%
Total Return (yr 1)	\$42,051

OPERATING DATA

Gross Scheduled Income	\$45,168
Vacancy/Credit Loss @ 5%	\$2,258
Gross Income	\$42,910
Capital Reserve @ 2%	\$858
Net Operating Income	\$42,051
Pre-Tax Cash Flow	\$42,051

Highlights



PROPERTY HIGHLIGHTS

- Offered at \$575,000
- Two-Tenant Investment Property
- Established Income-Producing Tenancy
- NNN Lease Structures
- Substantially Remodeled in 2021
- Attractive, Well-Maintained Commercial Property
- Central Selah Location
- Convenient Access to Downtown Selah & Greater Yakima
- Limited Comparable Investment Inventory in the Selah Market
- Stabilized Investment Opportunity with Existing Cash Flow

Additional Photos



Meet The Team



CHRIS SENTZ

Broker

Direct: 509.966.3800 **Cell:** 509.969.8747
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