

PACIFIC PROPANE

2.73± ACRES | YAKIMA COUNTY, WASHINGTON

\$4,500,000



PROPERTY HIGHLIGHTS

- TURNKEY BUSINESS
- ESTABLISHED CUSTOMER LIST
- OPPORTUNITY FOR GROWTH AND EXPANSION
- BUSINESS OPERATING SINCE 2021



Independently Owned And Operated
Corporate License #00020875
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4900 California Ave., #210B
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Pacific Propane NW, LLC is an operating propane fuel and related-services company located in Yakima County, Washington. The Company serves agricultural, commercial, and residential customers throughout its market area. Its service offering includes:

- Propane fuel delivery
- Propane tank installation
- Equipment installation
- Heating-system support
- Appliance support
- Service for propane-powered equipment
- Ongoing customer service and technical support

The business combines recurring customer relationships, operating infrastructure, inventory, depreciable assets, and established service capabilities in a single operating platform.

INVESTMENT HIGHLIGHTS

- 2.73-acre operating facility
- Established propane business formed in 2021
- Located in Wapato, Washington
- Serves residential, commercial, and agricultural customers
- Integrated delivery, installation, and service capabilities
- Includes operating equipment, inventory, land, and other business assets
- \$12.25 million in gross receipts for the eleven months ended November 30, 2025
- \$13.90 million in gross receipts for the year ended December 31, 2024
- \$623,000 projected annual cash flow used in the valuation analysis
- Opportunity to acquire an operating propane platform with existing infrastructure and customer relationships

The information above is based on a recent appraisal completed November 30, 2025. Buyer to confirm the above details in due diligence. Business Website: <https://www.pacificpropanenw.com/>

LOCATION

3800 Branch Rd. Wapato, WA 98951

ZONING

AGRICULTURE- Manufacturing- Chemical

WATER

One domestic well.

PRICE/TERMS

\$4,500,000. Purchase will include all equipment, rolling stock, inventory, customer list, business rights, and any copyright that may be owned by Pacific Propane NW LLC. All offers are subject to court approval and overbid.

PROPERTY INFORMATION CONTINUED

IMPROVEMENTS/EQUIPMENT

Rail Spur and Rail Siding off of Central Washington Rail Road on Branch Road west of Toppenish, Washington.
-±2,640 lineal feet of rail siding.

Shop and Storage: 3,456± sq. ft.

- Improvement Use: Repair and maintenance shop for trucks and propane equipment.
- Concrete foundation and floors, concrete tilt-up construction, metal roofing.

Shop and Storage: 1,728± sq. ft.

- Improvement Use: Refurbish and paint shop for propane tanks.
- Concrete foundation and floors, concrete tilt-up construction, metal roofing.

Office and Equipment Storage: 2,880± sq. ft.

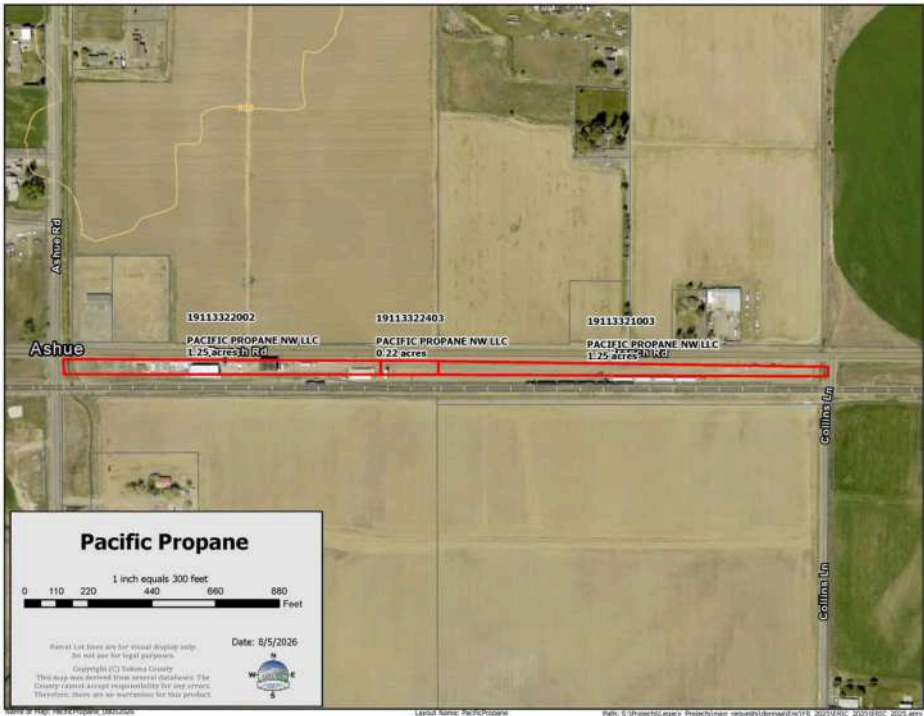
- Improvement Use: Office, employee lunch room, employee rest room
- Concrete foundation and floors, wood frame construction, metal roofing

Propane Storage: (4) 30,000-gallon propane storage tanks.

- Improvement Use: Propane Storage

PARCEL INFORMATION

Yakima County APNs: 191133-22403, 191133-21003, & 191133-22002







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