

FOR SALE

**Full-Service Restaurant
Or Commercial Building**



Offered at:
Available:

\$550,000
5,760SF +/-

**1401 N 1st St
Yakima, WA 98901**

509.966.3800: O
509.961.7575: C

218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$550,000
Building Size:	5,760SF +/-
Sale Price/SF:	\$95.49/SF +/-
Land Area:	0.76 acres +/-
Age:	1984
Zoning:	GC
Parcel Numbers:	181313-11491, 11432 11433 & 11434

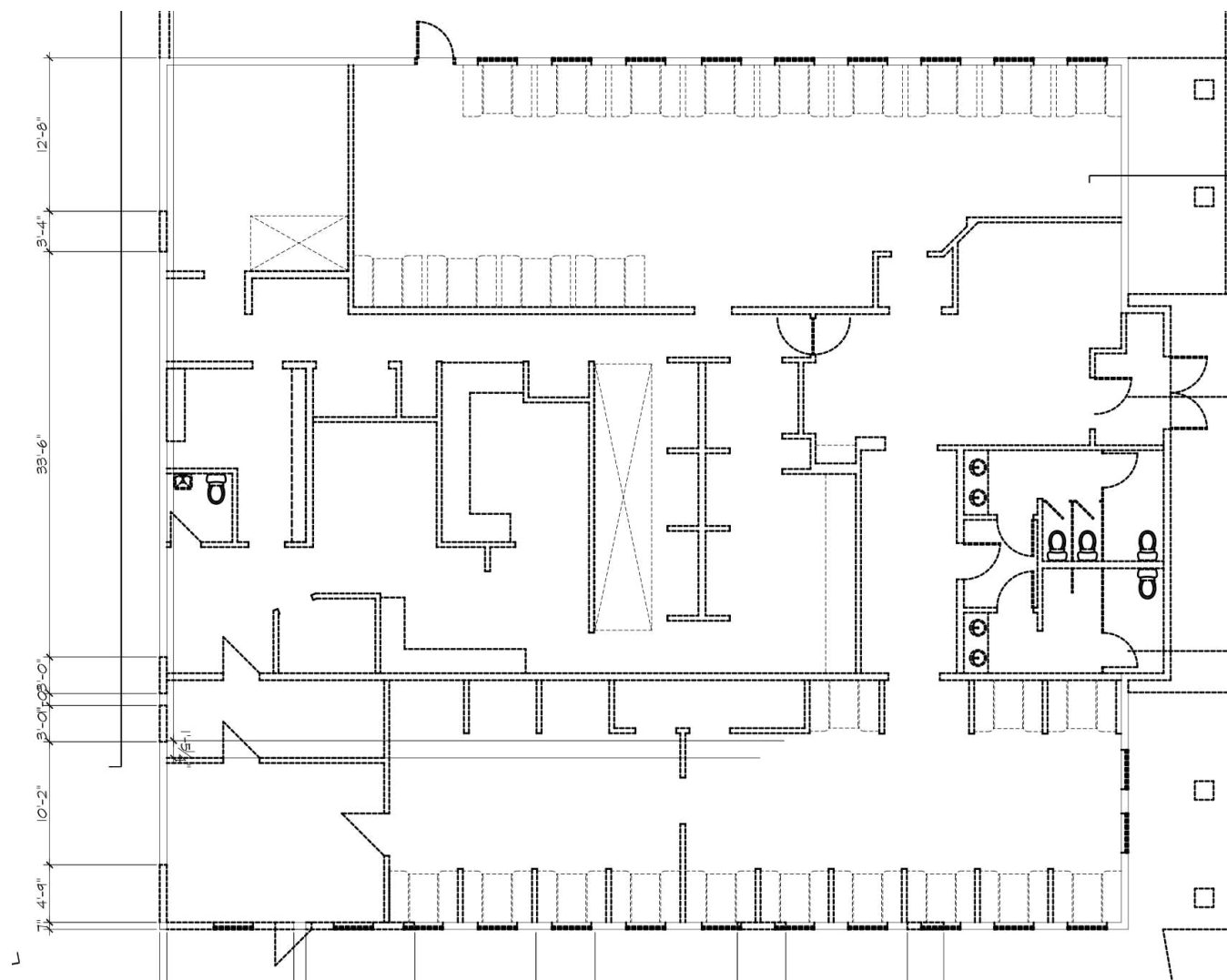
PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a full-service restaurant that might also be converted to other traditional retail, office or medical uses at a below market price.

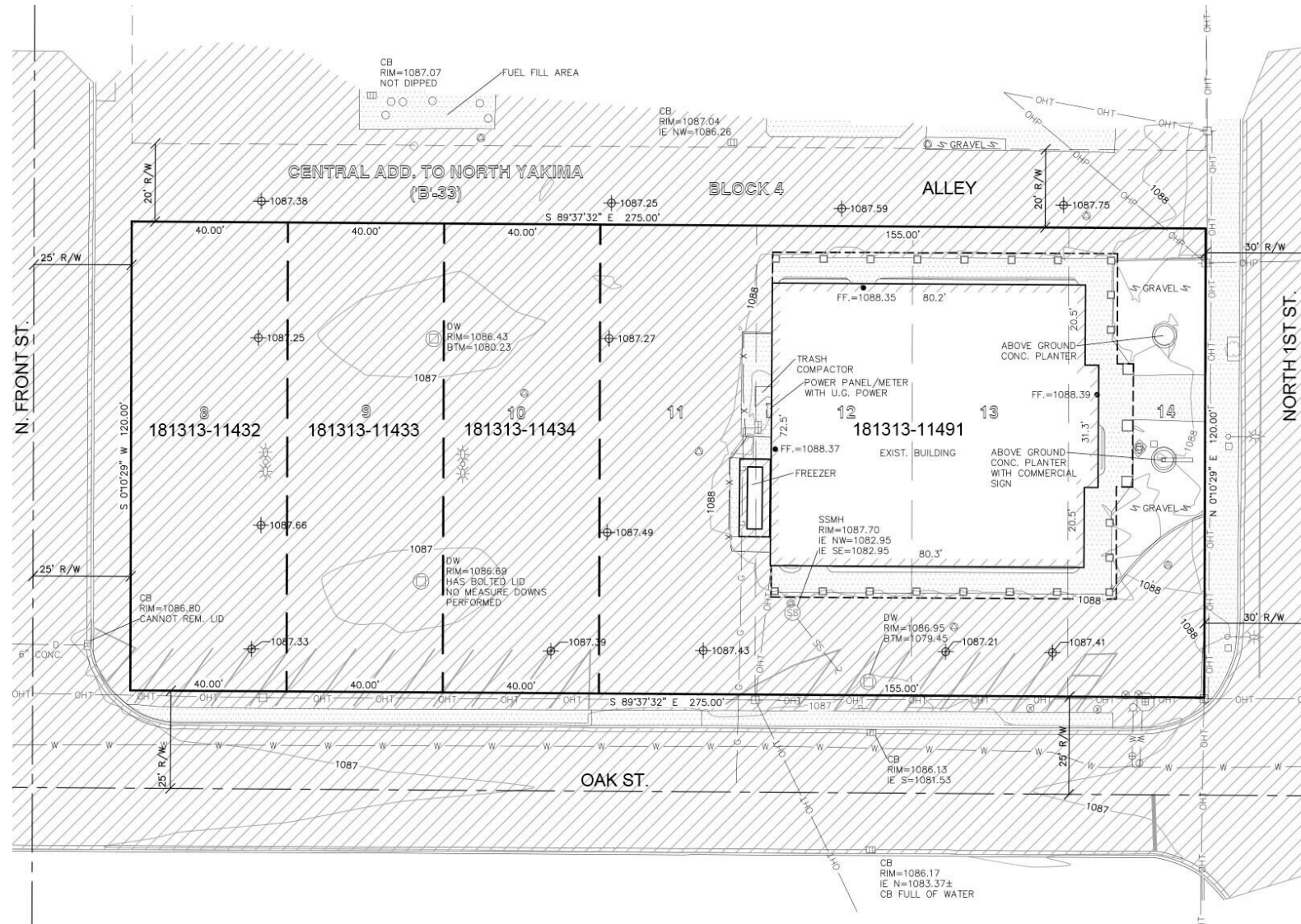
Located with significant frontage along N 1st St with approximately 22,890 vehicles per day passing by, the property benefits by access from three arterials and an oversized lot with plentiful parking that exceeds municipal requirements. The existing furniture, fixtures, kitchen equipment and walk-in cooler are included, however, seller makes no representations or warranties about their condition.

Included with the purchase are a recent survey, an as-built floor plan and complete set of plans to convert the building to medical space.

Floor Plan



Site Plan/Survey



Highlights



PROPERTY HIGHLIGHTS

- Offered at a below market price and being sold as-is. Property last sold for \$660,000 in August of 2022 and is tax assessed at \$719,050.
- Recent survey, as-built floor plan and a complete set of plans to convert the building to medical space are included at no additional expense.
- Furniture, fixtures, kitchen equipment and walk-in cooler are included, however, seller makes no representations or warranties about their condition.
- Quick interstate and freeway access with traffic counts of approximately 22,890 vehicles per day passing by.
- Oversized lot with parking that exceeds municipal requirements.
- Access from three arterials.
- Includes a pylon sign.

Interior Photos



Additional Photo



Aerial

