

FOR SALE | Historic Naches Landmark - Seller Financing

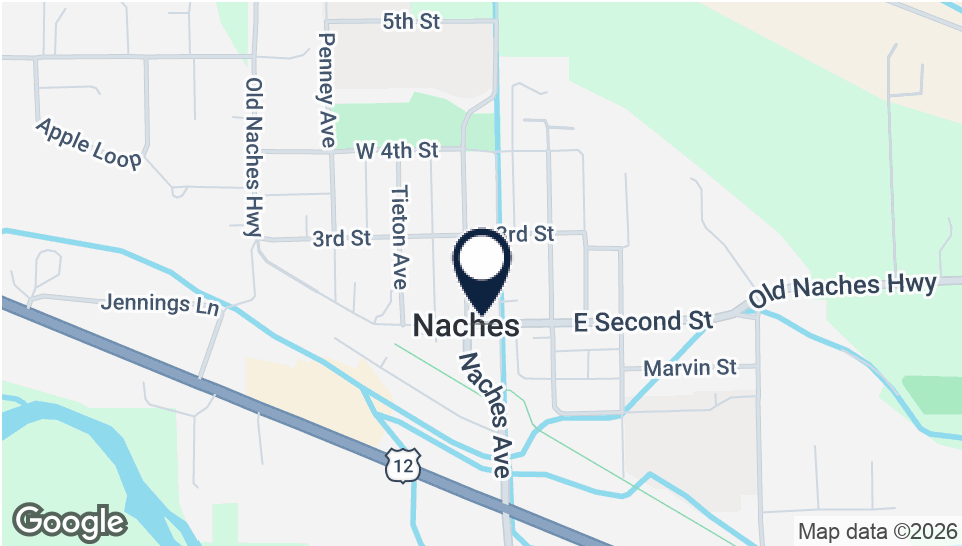


Offered at: \$465,000
Available: 4,488SF

21 W. 2nd St
Naches, WA 98937

Nick Mayer
nmayer@almoncommercial.com
218 S Sgt Pendleton Way
Yakima, WA 98901
509.966.3800: O
509.480.0733: C

Executive Summary



OFFERING SUMMARY

Sale Price:	\$465,000
Building Size:	4,488SF
Seller Financing:	Terms Upon Request
Lot Size:	6,093 SF
Price / SF:	\$103.61
Year Built:	1917
Zoning:	B1
Market:	Naches

PROPERTY OVERVIEW

THIS OFFERING presents the opportunity to purchase a 1917 classic brick building on one of the Yakima Valley’s most distinctive small-town main streets. The 4,488SF masonry building anchors a prominent corner with an original brick façade, deep display windows, transom glass, and historic storefront character that new construction simply can’t replicate. Located at a controlled intersection near restaurants, shopping, and coffee establishments, the interior features exposed beams and open-span retail space. The building can be demised into multiple suites with individual street frontage ideal for an owner-user looking to occupy one suite while leasing the others - or operated as a single flagship space while also being a great investment for an investor seeking to lease-up and cash-flow the property. A pro-forma \$10/SF, NNN rent rate equates to a value of \$521,325 at an 8% cap rate for immediate upside upon stabilization. Well suited for retail, boutique, office, fitness, coffee house, tasting room, antique or vintage market, and other uses subject to permitting approval by city/county. Located along the US-12/SR-410 corridor near the gateway to White Pass, the property benefits from both local and seasonal recreation traffic. A brand-new TPO membrane roof along with NEW plumbing, electrical, HVAC and tuck-pointing eliminates the need for some of the largest capital expenses typically associated with a building of this vintage. **SELLER FINANCING!**

Highlights



PROPERTY HIGHLIGHTS

- SELLER FINANCING AVAILABLE
- Historic 1917 Brick Building offering 4,488 SF of distinctive Main Street character
- Prime Corner Location at a controlled intersection with excellent visibility and storefront presence
- Flexible Owner-User Opportunity with the ability to divide the building into two separate retail suites, each with street frontage
- Income-Producing Potential allowing an owner-user to occupy one suite while leasing the second to help offset debt service
- Brand-New TPO Membrane Roof & newer tuck-pointing eliminates one of the property's largest potential deferred-capital expenses
- Gateway Location to the Cascades & White Pass benefiting from local traffic and seasonal recreation travelers along the US-12/SR-410 corridor
- Excellent Upside Potential for an owner seeking to lease-up and build immediate equity
- Abundant window glazing and natural light for showcasing and interior display

Additional Photos



Additional Photos

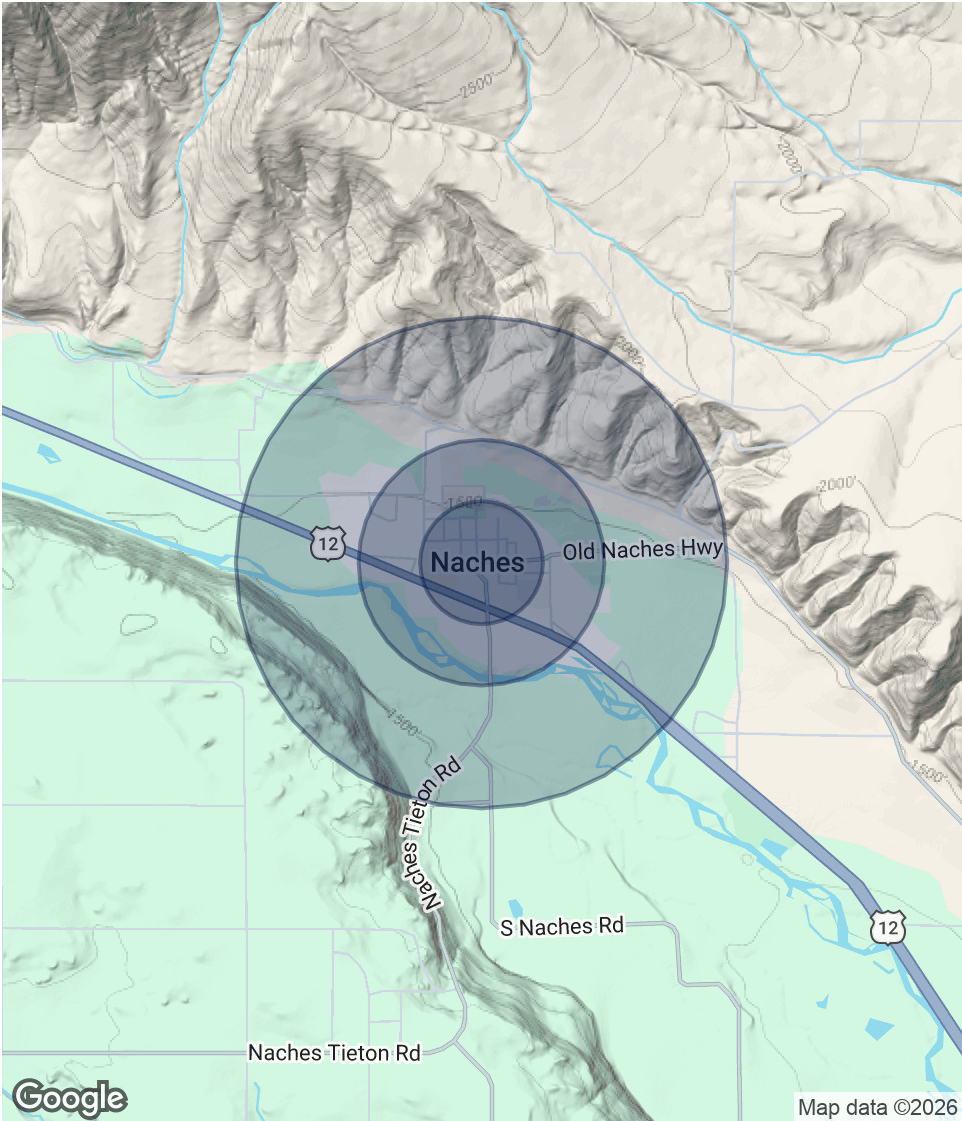


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	87	327	763
Average Age	36.5	36.3	36.7
Average Age (Male)	34.9	34.7	35.3
Average Age (Female)	42.6	42.3	42.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	32	120	283
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$78,856	\$78,758	\$80,577
Average House Value	\$327,977	\$329,921	\$331,703

2023 American Community Survey (ACS)



Advisor Bio 1



NICK MAYER

Broker

nmayer@almoncommercial.com

Direct: **509.966.3800** | Cell: **509.480.0733**

Almon Commercial Real Estate

218 SSgt Pendleton Way,
Yakima, WA 98901
509.966.3800