

FOR SALE

**Affordable Office
Or Medical Building**

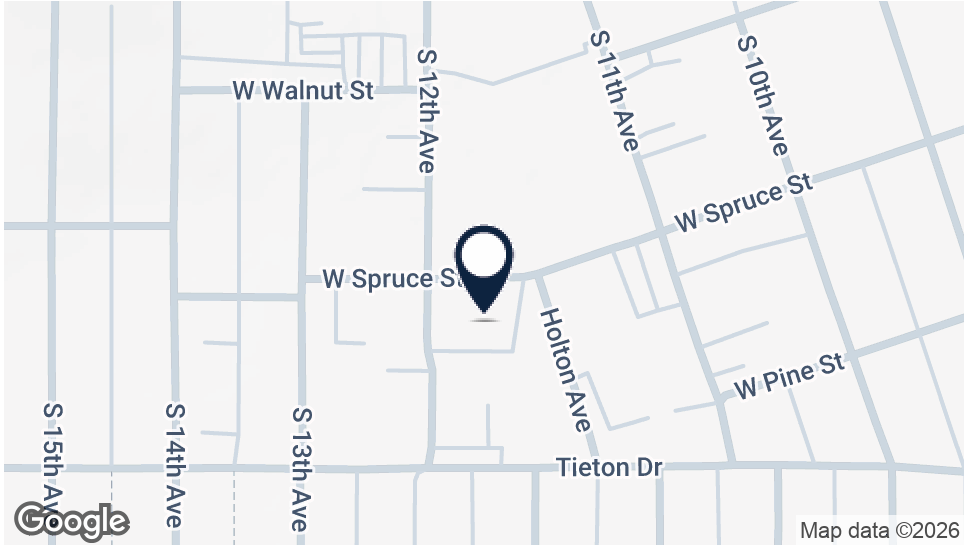


Offered at: \$1,093,470
Available SF: 10,414SF +/-

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Yakima, WA 98902

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,093,470
Building Size:	10,414SF +/-
Sale Price/SF:	\$105/SF +/-
Lot Size:	0.83 acres +/-
Parking Stalls:	63 +/-
Zoning:	B-1
Parcel Numbers:	181324-34018, 34019, 34021, 34026 & 34041

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase an affordable office or medical building in the medical center district near downtown.

The building is divided into an approximately 6,652SF area that was historically occupied by an optometrist and is currently set up for either continued medical or traditional office use with a large dual-side reception area with significant built-ins and waiting areas, 11 private exam rooms of offices, and an approximately 3,572SF area with 7 private offices, bullpen areas and a conference room.

HVAC was recently replaced in the former optometrist area.

Highlights



PROPERTY HIGHLIGHTS

- Offered at only \$105/SF, this is a very affordable office or medical building that leaves plenty of room to remodel or make aesthetic updates.
- Offered price is based upon \$115/SF attributable to the former optometry area and \$92/SF attributable to the remaining area.
- Accessible from 3 arterials with approximately 63 dedicated parking stalls.
- HVAC recently replaced in the former optometry portion of the building.
- Offered price is below tax assessed value of \$1,104,550.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,885	30,537	45,366
Total Population	18,601	84,067	122,483
Average HH Income	\$67,713	\$73,290	\$81,033

Interior Photos



Additional Photos



Additional Photo



Additional Photo



Additional Photo



Aerial

