

2803 W. NOB HILL BLVD., YAKIMA, WA 98902

**\$475,000**

# NOB HILL STORAGE FACILITY FOR SALE



<b>OPERATING INCOME</b>	<b>\$46,139.43</b>
<b>OPERATING EXPENSES</b>	<b>\$10,762.25</b>
<b>NET INCOME</b>	<b>\$35,377.18</b>
<b>CAP RATE</b>	<b>7.4%</b>

**Phil Ostriem**  
Broker, Realtor®  
509-969-6616  
philipostriem@johnlscott.com

**Christina Ostriem**  
Broker, Realtor®  
509-307-7446  
christinaostriem@johnlscott.com

**Josh DeBoer CCIM, MBA**  
Managing Broker, Realtor®  
509-952-1726  
joshdeboer@johnlscott.com

**John L. Scott**  
YAKIMA



## PROPERTY HIGHLIGHTS

- **High-Visibility Location:** Situated on W. Nob Hill Blvd, providing excellent exposure to traffic.
- **Ample Parking:** Spacious parking area to accommodate customers and staff.
- **Well-Maintained Property:** Regular maintenance and repairs ensure a professional environment.
- **Long Term Tenants:** 97.5% occupied.

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YAKIMA

# KEY FEATURES



TOTAL RENT INCOME 2025	\$46,139.43
CLEANING & MAINTENANCE	\$2,430.24
PROPERTY INSURANCE	\$258.00
MANAGEMENT FEE'S	\$4,526.74
UTILITIES (ELECTRICITY):	\$920.12
REPAIRS:	\$178.70
SUPPLIES:	\$53.11
PROPERTY TAX:	\$2,395.34
NET OPERATING INCOME (NOI):	\$35,377.18

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