



UNITED METHODIST CHURCH

906 E Edison Ave - Sunnyside, WA 98994

UNITED METHODIST CHURCH - SUNNYSIDE, WASHINGTON

EXCLUSIVELY MARKETED BY



MARIANNE CHRISTIAN, CCIM

WA #12244

206.915.9222 | DIRECT

marianne@SandsIG.com

BoR: Marianne Christian, CCIM - Lic. WA #12244

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 PROPERTY INFORMATION

- 8 Location Map
- 9 Property Images
- 10 Aerial Map
- 11 Aerial Map
- 12 Demographics Map & Report

3 AREA OVERVIEW

- 14 City Overview
- 15 Capital Markets
- 16 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2026 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale the former 26,687 SF United Methodist Church located at 906 E Edison Avenue in Sunnyside, WA. This unique opportunity features a 438-seat sanctuary with a mezzanine, multiple private rooms, event space, two kitchens, a choir room, bathrooms, and a central courtyard. Showcasing impressive architectural character, the property offers investors or owner-users the chance to acquire a landmark building with exceptional redevelopment or community-use potential.

Sale Price	\$1,610,000
------------	-------------

OFFERING SUMMARY

Price / SF:	\$60.33
-------------	---------

BUILDING INFORMATION

Street Address:	906 E Edison Ave
City, State, Zip:	Sunnyside, WA 98994
County:	Yakima County
Building Size:	26,687 SF
Year Built:	1970

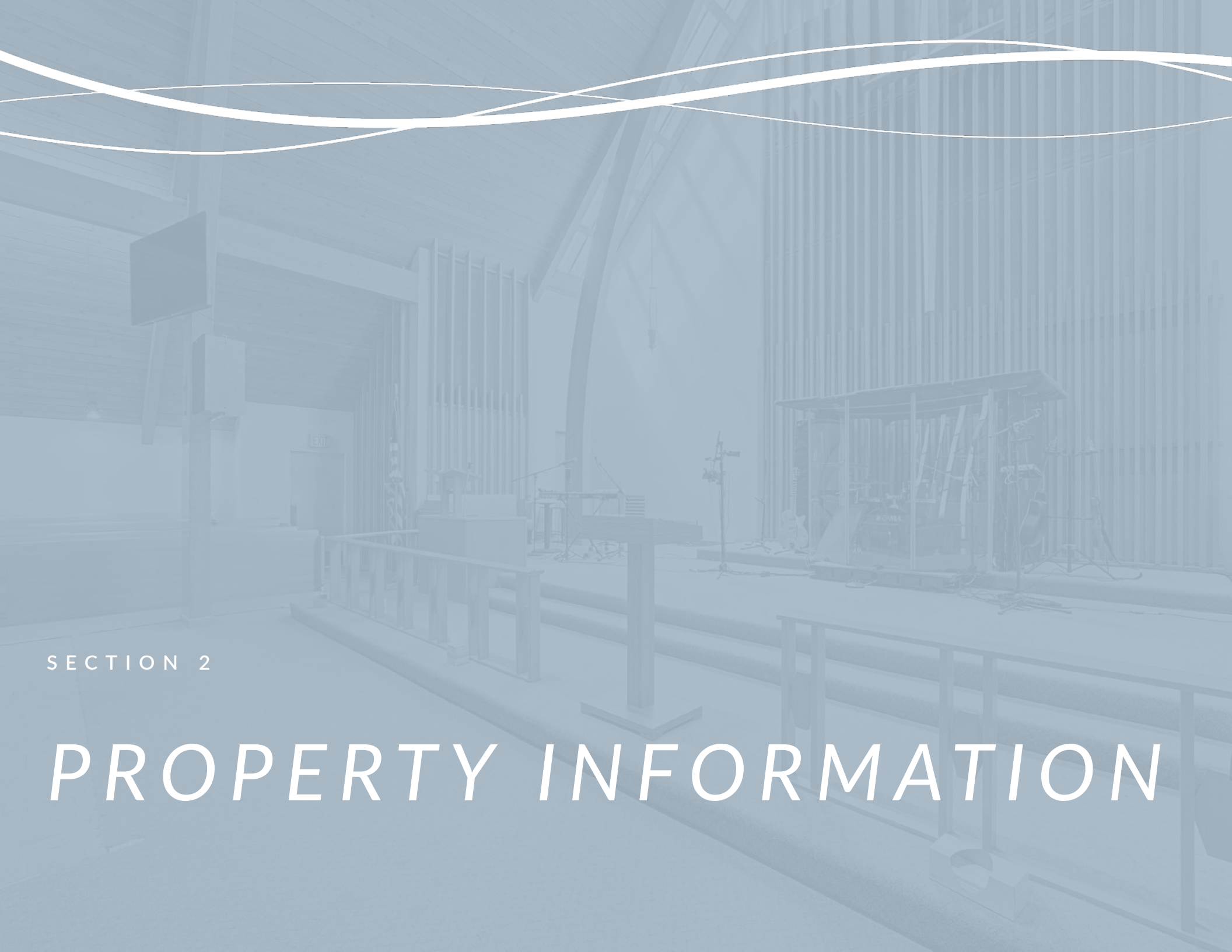


INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

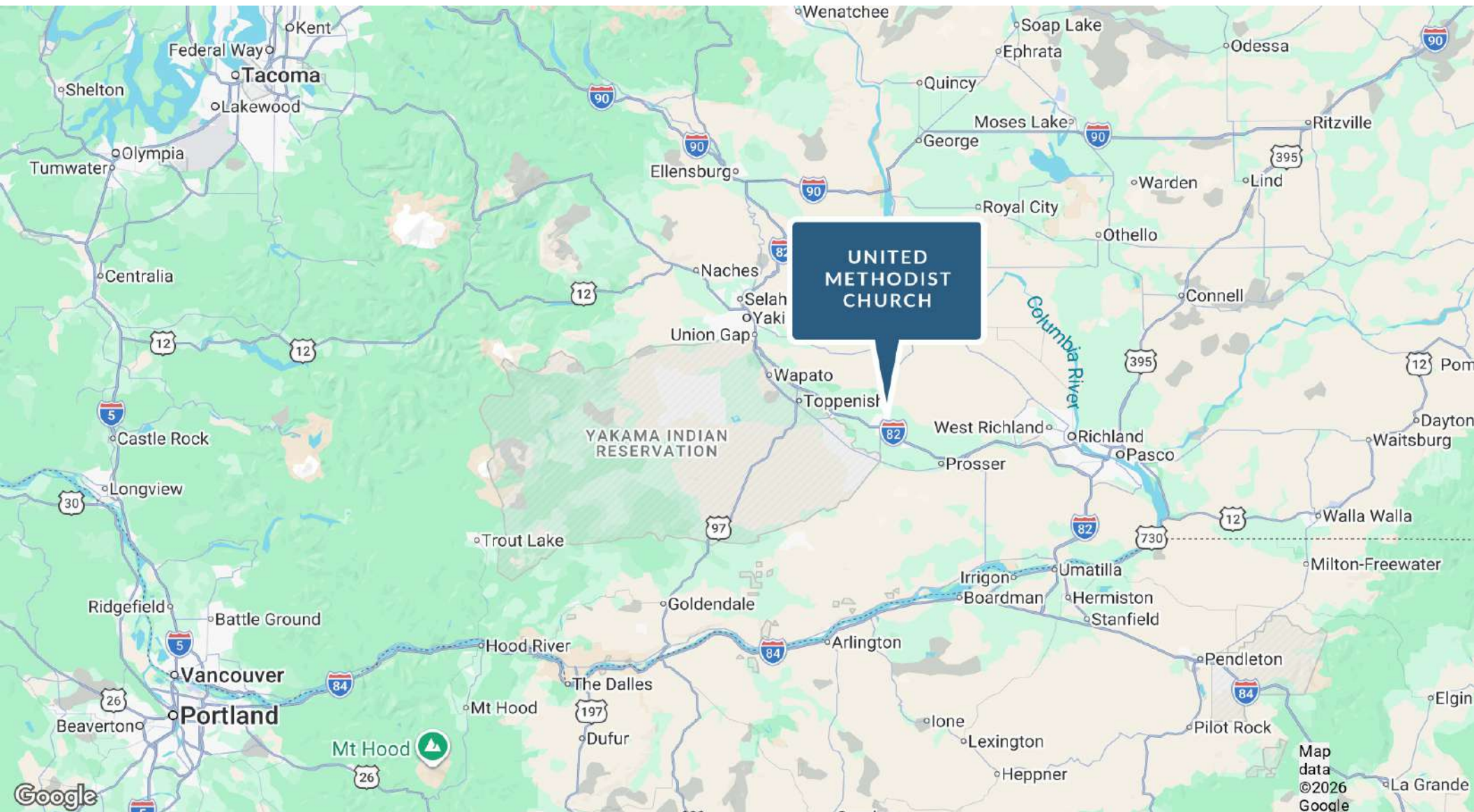
- This stunning former church offers breathtaking architectural features and the opportunity to own an iconic building.
- Sunnyside's location along I-82 offers direct access to major population centers throughout Washington and the Pacific Northwest, including Seattle, Spokane, Portland, and the Tri-Cities.
- Investors seeking long-term growth potential often recognize Sunnyside's unique position as a community where economic expansion is supported by established industries rather than speculative growth alone.
- Yakima County is the 12th largest agricultural producer in the nation and famous for fruit, berries, and wine grapes.
- The possibilities are endless for a school, hospitality, events, food, and beverage.
- One of the most productive agricultural regions in North America.



SECTION 2

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



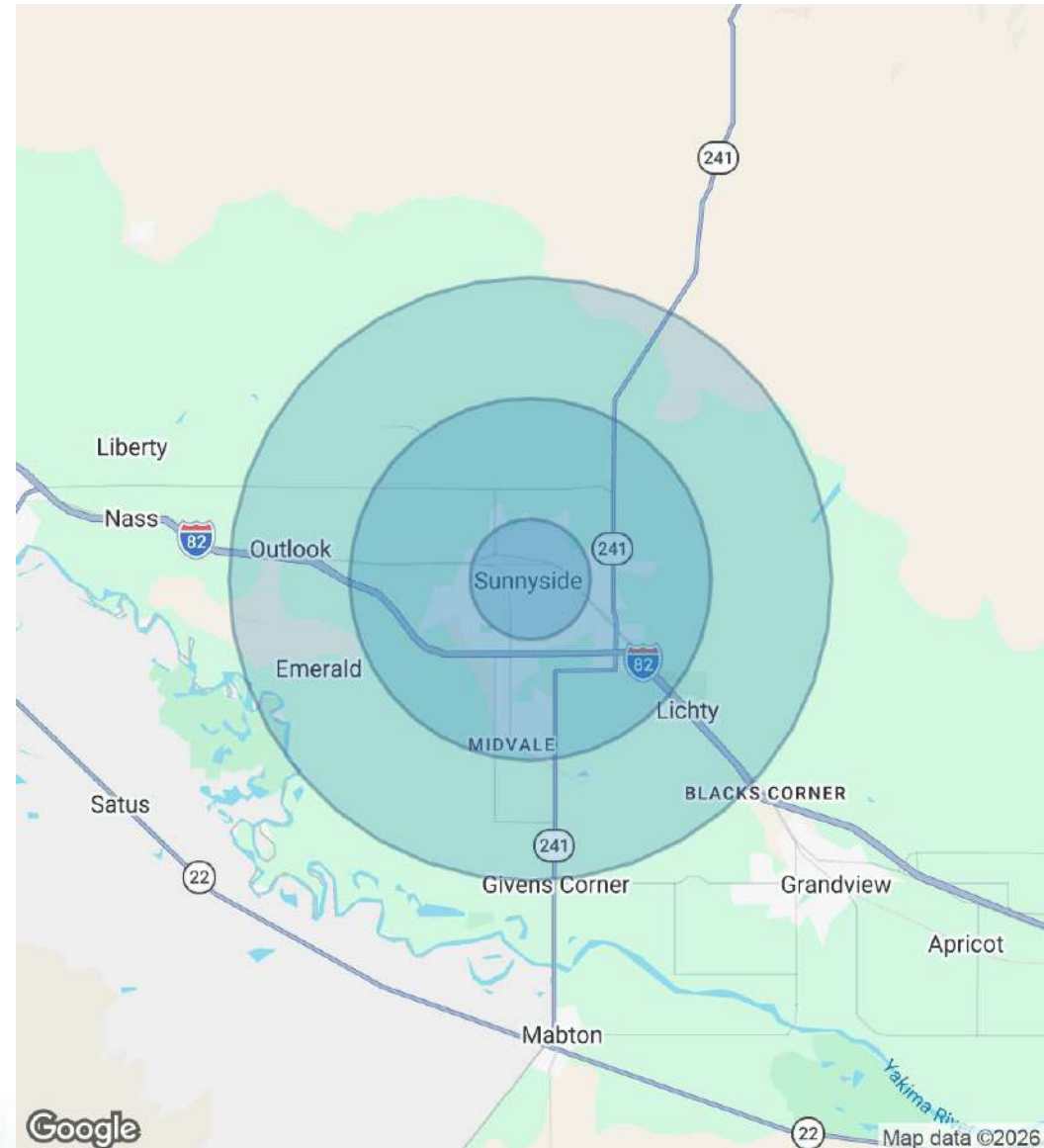
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,210	19,102	22,489
Average Age	28.1	27.9	28.6
Average Age (Male)	28.3	28.1	28.7
Average Age (Female)	31.3	29.7	30.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,343	5,293	6,309
# of Persons per HH	3.5	3.6	3.6
Average HH Income	\$67,113	\$70,867	\$72,616
Average House Value	\$162,294	\$186,434	\$199,747

TRAFFIC COUNTS

I-82	25,807 VPD
Waneta Rd	14,167 VPD





SECTION 3

AREA OVERVIEW

CITY OVERVIEW



Sunnyside, WA (Annual Cinco de Mayo festival)



Sunnyside Community Hospital

SUNNYSIDE, WA

Sunnyside, WA is a growing agricultural community located in the heart of Washington's Yakima Valley, approximately 40 miles southeast of Yakima. Known for its strong farming economy, the city benefits from extensive production of apples, cherries, grapes, hops, and other specialty crops that support a robust food processing and distribution sector. Sunnyside offers a business-friendly environment, affordable cost of living, and access to major transportation corridors, including Interstate 82. Its diverse workforce, expanding commercial base, and proximity to regional employment centers make it an important economic hub within Central Washington. Sunnyside has a 2026 population of 16,414.

Sunnyside's economy is driven primarily by agriculture, food processing, manufacturing, healthcare, and logistics. The city is located in the highly productive Yakima Valley, where fruit cultivation, wine production, and agricultural processing play a significant role in the local economy. Major employers in the area include Valley Processing, Snokist Growers, Yakima Valley Farm Workers Clinic, Sunnyside Community Hospital, and Sunnyside School District. Additionally, numerous vineyards, wineries, packing facilities, and agricultural service companies contribute to the region's stable employment base and economic growth.

Sunnyside offers a variety of recreational and cultural attractions that highlight the region's agricultural heritage and natural beauty. The city is located within Washington's renowned wine country, providing access to numerous wineries and tasting rooms throughout the Yakima Valley. Popular nearby destinations include the Yakima Valley Wine Trail, Sunnyside Museum & Historical Association, and Central Park, which hosts community events and outdoor activities. Residents and visitors also enjoy easy access to hiking, fishing, boating, and camping opportunities along the Yakima River and throughout the surrounding valley, making Sunnyside an attractive destination for both tourism and outdoor recreation.

GET FINANCING

Reliable Capital. Closed Deals.

YEARS OF EXPERIENCE

10+

CLIENTS ADVISED

1,500+

CAPITAL PARTNERS

3,000+

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources from all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



Scan QR Code
to Learn More

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



UNITED METHODIST CHURCH

906 E Edison Ave - Sunnyside, WA 98994

Exclusively Marketed by:

Marianne Christian, CCIM // WA #12244

206.915.9222 // marianne@SandsIG.com