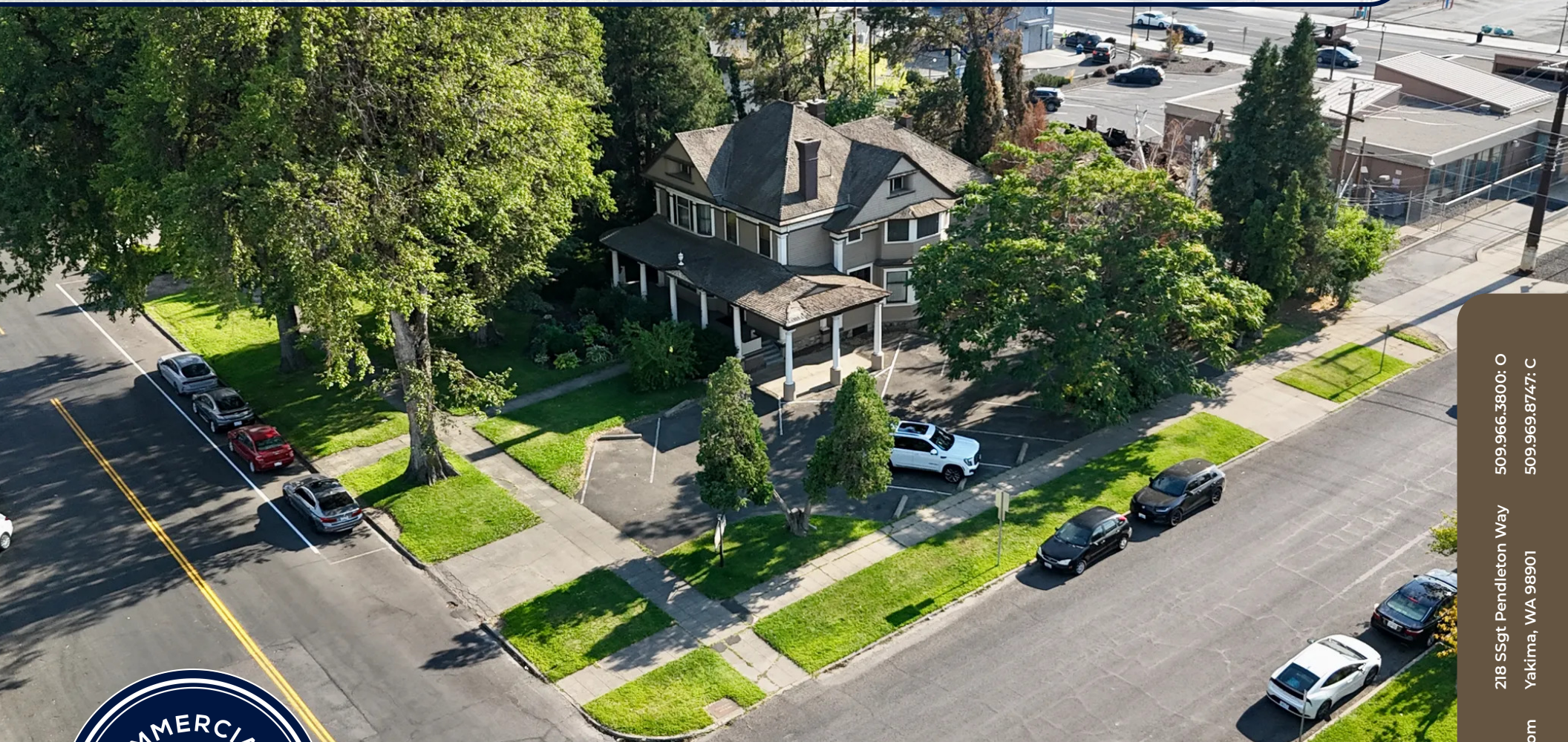


FOR SALE | Distinctive Professional Downtown Office



Offered at:
Available:

\$415,000
3,456 SF

314 North 2nd Street
Yakima, WA 98901

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Sale Price	\$415,000
------------	-----------

OFFERING SUMMARY	
Building Size:	3,456SF
Lot Size:	0.47 acres
Price / SF:	\$120.08
Year Built:	1899
Zoning:	B1
Parcel Number:	191319-22423

PROPERTY OVERVIEW

Originally constructed in 1899 as a Victorian-style residence, 314 N 2nd Street offers a unique opportunity to own a distinctive professional office property with more than a century of character and history. The approximately 3,456 SF building has served as professional office space for decades and provides a setting well suited for attorneys, legal practices, accounting firms, consultants, or other professional users seeking an office environment with character beyond that of a conventional office building.

Located at the corner of N 2nd Street and East D Street in downtown Yakima, the property offers particularly strong appeal for legal professionals seeking convenient access to the Yakima County Courthouse and surrounding government and professional services. Situated on approximately 0.47 acres, the property combines a central location, established professional-office use, and historic architectural character. The property presents an opportunity for an owner-user to enhance a distinctive office asset in a location that would be difficult to replicate.

Highlights



PROPERTY HIGHLIGHTS

- Distinctive 3,456 SF professional office with historic Victorian character
- Prime downtown Yakima location near the Yakima County Courthouse
- Ideal for attorneys, legal practices and other professional users
- Long-established professional office use spanning several decades
- Two functional office levels of approximately 1,728 SF each, exclusive of basement and attic areas
- Situated on a generous ± 0.47 -acre parcel
- B-1 Professional Business zoning
- Prominent corner location at N 2nd Street & E D Street
- Unique architectural character offering an alternative to conventional office space
- Excellent opportunity for an owner-user seeking identity, visibility and convenience
- Convenient access to downtown businesses, government offices and professional services
- Offered for sale at \$415,000 — approximately \$120/SF

Property Summary



PROPERTY FEATURES

- Built in 1899 and maintains original Victorian charm
- Three large offices on the main floor
- Inviting entry with a large adjacent reception/office area
- Small kitchenette on main floor with access to basement storage
- Two large offices and a conference room located upstairs
- Two small offices located upstairs
- Mens bathroom (includes shower) and women's bathroom located upstairs
- Second kitchenette located on the second floor
- 10 parking spaces plus on street parking
- Lush and mature landscaping

LOCATION DESCRIPTION

314 N 2nd Street is ideally positioned in the heart of Downtown Yakima, just blocks from the Yakima County Courthouse and other key government and professional offices. The property offers convenient access to Yakima Avenue, downtown amenities, restaurants, and major arterial routes. Its central location makes it particularly well suited for attorneys, professionals services, or office users seeking a prominent and accessible downtown presence.

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	294	1,312	5,475
Total Population	994	4,274	16,786
Average HH Income	\$48,693	\$45,395	\$47,187

Additional Photos



Additional Photos



Meet The Team



CHRIS SENTZ

Broker

Direct: 509.966.3800 **Cell:** 509.969.8747
csentz@almoncommercial.com