

FOR SALE

Affordable Small
Industrial Land



Offered at:
Size:

\$151,000
.99 acres +/-

3304 W Birchfield Rd
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Offered Price:	\$151,000
Land Area:	.99 acres +/-
Offered Price/SF:	\$3.50/SF +/-
Zoning:	M-1
Parcel Number:	191328-42004

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a difficult to find small and affordable industrial zoned land that is relatively flat and level.

Located in an established and growing industrial submarket area, the property benefits from quick proximity to both Highway 24 and Interstate 82 and is ideal for a small yard space or lay down yard.

Property is currently served by a well and is connected to sewer, however, Buyer is to satisfy themselves as to the availability and capacity of such, as well as all other utilities.

Highlights



PROPERTY HIGHLIGHTS

- Excellent access to Hwy 24 and I-82 and located in both an established and growing industrial submarket area.
- Relatively flat and level site with significant frontage along Keys Rd while being located at the intersection of Keys Rd and W Birchfield Rd.
- Served by a well and connected to sewer, however, seller makes no representations as to the availability or capacity of utilities.
- Currently located within the 100-year flood plain, which Yakima County is in the process of applying to FEMA to remove it from.
- Priced below assessed value of \$186,200.

Aerial



Aerial

