

FOR SALE

Highly Visible Prime Corner Lot With Retail Pad, Office And Shop Space



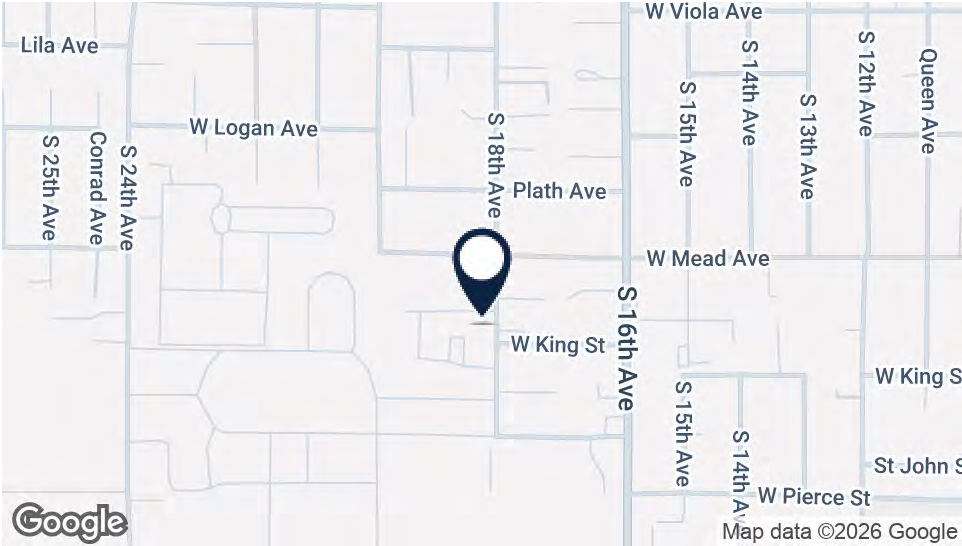
Offered at:
Available:

\$799,000
4,834SF on 1.04 Acres

1514 & 1526 S. 18th Avenue
Yakima, WA 98901

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$799,000
Seller Financing	Terms Upon Request
Building Size:	+/-4,834SF
Lot Size:	1.04 acres
Price / SF:	\$165.29
Zoning:	GC

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a highly visible commercial property on two tax parcels situated at the corner of a controlled intersection and zoned General Commercial (GC), currently operating as a vehicle sales lot and detail shop. Located along a heavily traveled north-south arterial just minutes from I-82, Valley Mall, Union Gap, and E. Nob Hill Boulevard.

Ideal for an owner-user, with potential uses including automotive, boat, RV or heavy equipment sales, equipment rentals, building materials, contractor-related businesses, and other GC-permitted uses. Improvements include a 50' x 40' insulated metal shop with a vehicle lift, three 10' x 16' overhead roll-up doors, bathroom, and kitchen area. A second 1,440SF shop features two additional vehicle lifts accessed by a 12' x 14' overhead roll-up door. The property also includes a freestanding approximately 890SF office building featuring two private offices, two bathrooms, reception area, kitchen, and a detached +/- 504SF garage.

With multiple functional buildings, excellent traffic exposure, prominent corner visibility, and convenient regional access, this property offers a versatile owner-user opportunity on over an acre of commercially zoned, fully fenced and paved land.

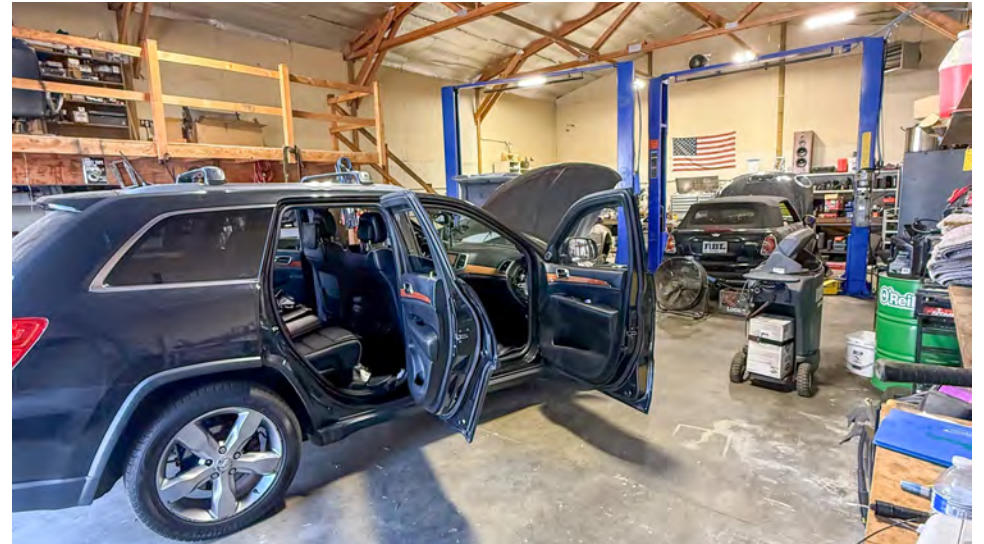
Highlights



PROPERTY HIGHLIGHTS

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,525	5,300
Total Population	1,053	4,678	15,046
Average HH Income	\$72,405	\$73,644	\$80,622

Additional Photos



Additional Photos



Additional Photos

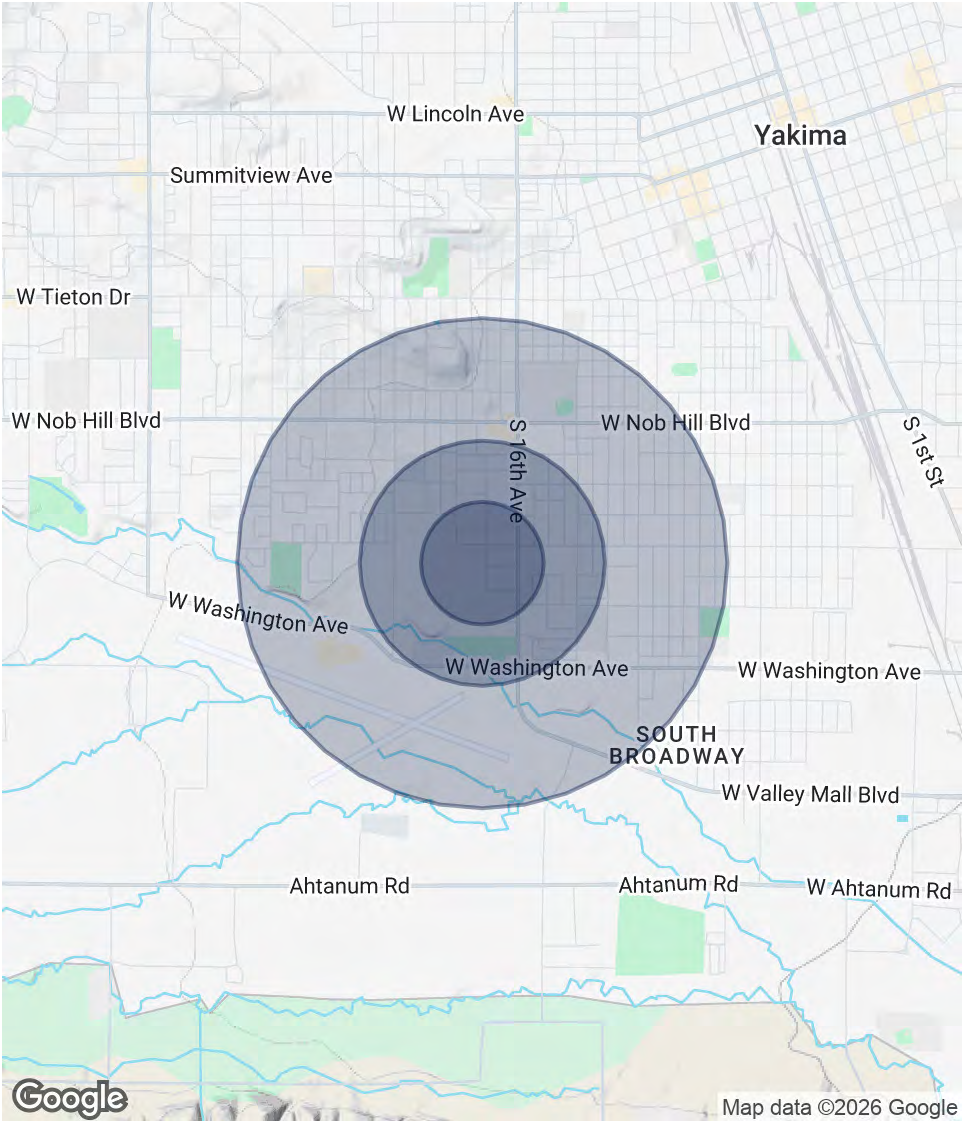


Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,053	4,678	15,046
Average Age	29.9	29.0	33.7
Average Age (Male)	29.3	29.2	34.4
Average Age (Female)	30.5	29.3	33.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	356	1,525	5,300
# of Persons per HH	3.0	3.1	2.8
Average HH Income	\$72,405	\$73,644	\$80,622
Average House Value	\$148,422	\$181,545	\$221,782

2023 American Community Survey (ACS)



Advisor Bio



NICK MAYER

Broker

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Almon Commercial Real Estate

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