

# FOR SALE | Zillah Commercial Land



Offered at:  
Available:

\$3.81/SF +/-  
2.11 acres +/-

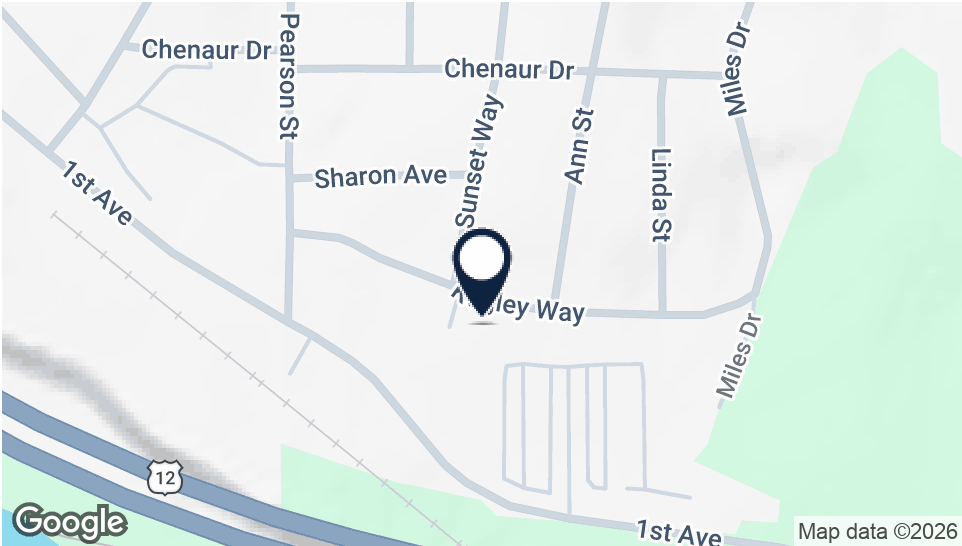
1502 Kagley Way  
Zillah, WA 98953

509.966.3800: O  
509.961.7575: C

218 SSgt Pendleton Way  
Yakima, WA 98901

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# Executive Summary



## OFFERING SUMMARY

|                   |                |
|-------------------|----------------|
| Offered Price:    | \$350,000      |
| Land Area:        | 2.11 acres +/- |
| Offered Price/SF: | \$3.81/SF +/-  |
| Zoning:           | C-1            |
| Parcel Number:    | 211131-32428   |

## PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase a commercially zoned site at an affordable price per square foot.

Located near the heart of downtown Zillah with more than 600-feet of frontage along S 1st Ave, Zillah’s primary commercial arterial, the property is suitably zoned and located for a variety of commercial uses including, but not limited to, office, medical, retail, warehouse or mini-storage, etc.

Water is available along S 1st Ave while sewer is approximately 80-feet away on Kagley Way however, buyer is to satisfy themselves as to the availability and capacity of utilities.

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# Highlights

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## PROPERTY HIGHLIGHTS

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- Well located along downtown Zillah's primary commercial arterial with quick access to I-82.
- Flexible zoning and location supports a variety of commercial uses, including office, retail, warehouse and mini-storage, etc.
- Flat and level site with in excess of 600-feet of frontage along 1st Ave.
- Water is available fronting the property along 1st Ave and sewer approximately 80-feet away on Kagley Way, however, buyer is to satisfy themselves as to the availability and capacity of utilities.
- Access from two arterials.
- Seller will entertain seller financing, ground leasing and build-to-suit.

## Additional Photo



## Additional Photo



## Additional Photo



## Additional Photo



## Additional Photo

