

FOR SALE

Prominent West Side
Professional Office Building



Offered at:
Size:

\$2,500,000
13,112SF +/-

201 N 40th Ave
Yakima, WA 98902

509.966.3800: O
509.969.8747: C

218 S Sgt Pendleton Way
Yakima, WA 98901

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Executive Summary



Sale Price	\$2,500,000
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OFFERING SUMMARY	
Building Size:	13,112SF
Parking:	49 stalls
Lot Size:	1.07 acres
Number of Units:	6
Price / SF:	\$190.67
Year Built:	1986
Zoning:	SCC
Parcel Numbers:	181322-13435, 13424, 13465

PROPERTY OVERVIEW

This OFFERING is for the opportunity to purchase a multi-tenant, West Yakima professional office building on one of the most prominent controlled intersections in Yakima. Located on the NE hard corner of Summitview and N 40th Ave, originally built for a bank, this property features a double drive-thru, parking lots to the north and south along with multiple egress/ingress access points.

Approximately 48,350 vehicles per day pass this property with a huge capture rate of both 'going to work' and 'going home' vehicles. Offering also includes parcels 181322-13434, 13465.

Highlights



PROPERTY HIGHLIGHTS

- Attractive brick facade with prominent visibility and signage.
- 48,350 VPD traffic count.
- Short term lease with BofA provides Owner/User opportunity.
- Passive income available for Owner/User from existing tenancy (4 small office tenants)

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	4,930	14,994	28,206
Total Population	12,113	36,503	71,671
Average HH Income	\$70,103	\$66,963	\$60,131

Rent Roll

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
101	Bank of America	7,051 SF	53.78%	\$19.40	\$136,789	08/31/2023
104	Bob Velikanje	1,400 SF	10.68%	\$14.57	\$20,398	01/31/2026
200	Robert Newell	1,500 SF	11.44%	\$13.20	\$19,800	M to M
203	Scott Whitner	1,400 SF	10.68%	\$9.43	\$13,202	M to M
205	Metiner Kimel	850 SF	6.48%	\$15.53	\$13,201	01/31/23
207	Vacant	911 SF	6.95%	-	-	-
TOTALS		13,112 SF	100.01%	\$72.13	\$203,390	
AVERAGES		2,185 SF	16.67%	\$14.43	\$40,678	

- Buyer to verify square footage
- BofA has 30 day notice termination right as of 2/28/2023

Additional Photos



Aerial



Meet The Team



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