

Prominent West Side
Professional Office Building



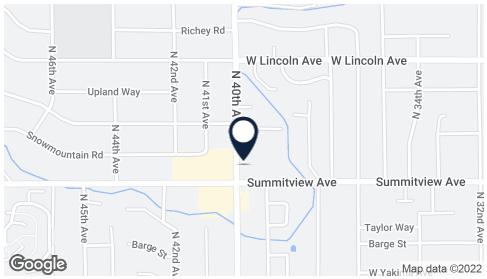
Offered at: Size: \$2,500,000 13,112SF +/-

201 N 40th Ave Yakima, WA 98902 509.969.8747: C

218 SSgt Pendleton W

### **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,			

#### **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 footageBofA has 30 day notice termination right as of 2/28/2023

## **Additional Photos**









# Aerial



## **Meet The Team**



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