

FOR SALE

Value-Add Offering
Sunfair Office Building



Offered at: \$2,950,000
Available: \$86/SF

101-111 South 3rd Street
Yakima, WA 98901

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218 SSgt Pendleton Way
Yakima, WA 98901

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Executive Summary



Sale Price	\$2,950,000
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OFFERING SUMMARY	
Building Size:	34,473SF
Lot Size:	1.1 acres
Price/SF:	\$86/SF +/-
Zoning:	CBD (Central Business District)
Parcel Numbers:	191319-24445, 24446, 24447 & 24442
Parking Stalls:	58 +/- onsite, plus street parking

PROPERTY OVERVIEW

THIS OFFERING presents an opportunity to acquire a well-positioned multi-tenant office building in Yakima. Ideal for an owner/user, this property is conveniently located in the heart of downtown, only a few minutes’ walk from Yakima’s growing assortment of amenities. Offered at \$86/SF this building should not be overlooked!

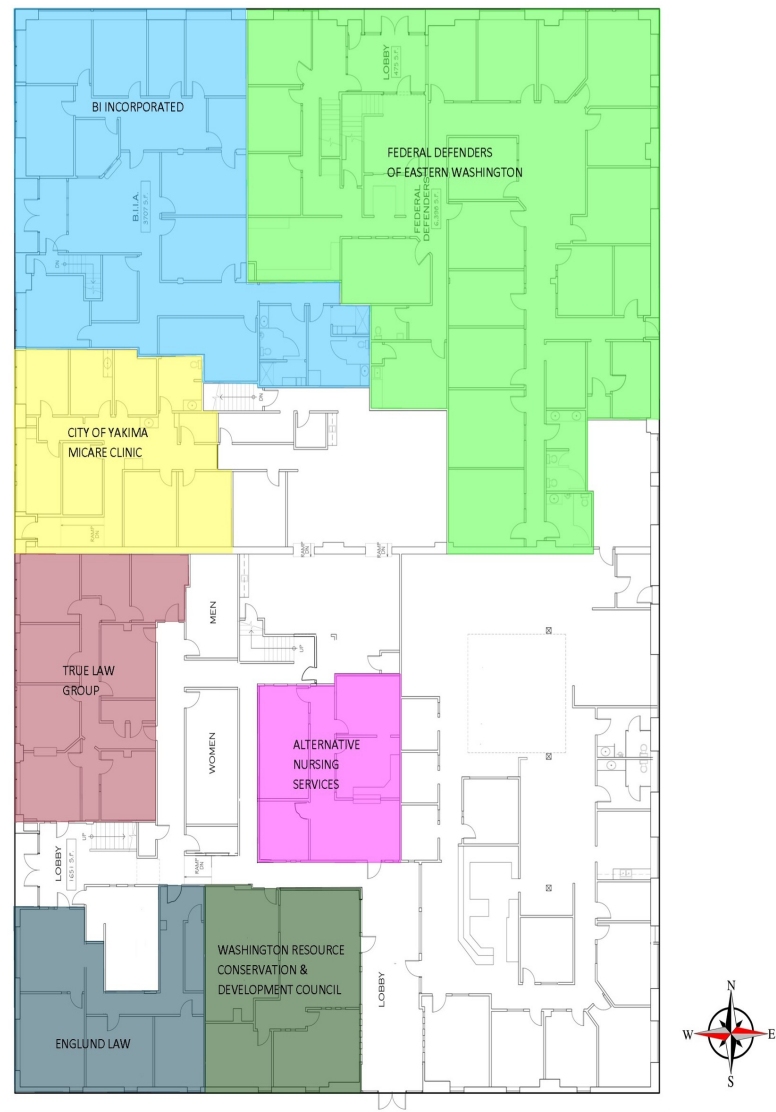
Highlights



PROPERTY HIGHLIGHTS

- Rare opportunity to acquire an investment grade office building at a discounted value. By example, the asking price translates to \$86/SF, which is arguably below market if the building sold empty to a user.
- Class B building in a Class A location, providing an excellent option for tenants who want to be in the core of downtown Yakima.
- Separate adjoining parcel included with additional 21 parking stalls (58 total parking stalls)
- Recently updated entry and common areas throughout the building
- Situated within walking distance of Yakima's most sought after amenities, such as Cowiche Canyon Kitchen and Ice House Bar, Easy Tiger Restaurant, Second Street Restaurant, Essencia Bakery, The Capital Theater, Hilton Garden Inn, Banking, the Post Office and many more.
- Additional financial information available upon request.

Floor Plan 1st Floor





Updated Entry & Common Areas



Aerial Photo



Meet The Team



CHRIS SENTZ

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DAN KINLEY

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