

FOR SALE

**Commercial/Retail
Land Available**



Offered at:
Available:

\$2,105,908
2.93 Acres

**2007 Longfibre Ave
Yakima, WA 98903**

509.966.3800: O
509.969.8747: C

218 SSgt Pendleton Way
Yakima, WA 98901

Chris Sentz
csentz@almoncommercial.com

Executive Summary



Sale Price	\$2,105,908
------------	-------------

OFFERING SUMMARY	
Price/SF:	\$16.50
Lot Size:	2.93 acres
Total Square Feet	127,631 +/-
Price / Acre:	\$718,740
Zoning:	Commercial

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase 2.93 acres of commercial development land near the growing retail corridor of West Valley Mall Blvd in Union Gap

Situated in Central Washington’s Retail Hub, this property allows for a multitude of uses including, QSR, retail, office and medical. The Yakima Valley Mall, Panera, Starbucks, Costco, Winco, Lowes and numerous national car dealerships are all in the immediate vicinity.

With convenient access to Interstate 82 this property draws from the Greater Yakima Valley and benefits from the continued retail growth in the area.

Highlights



PROPERTY HIGHLIGHTS

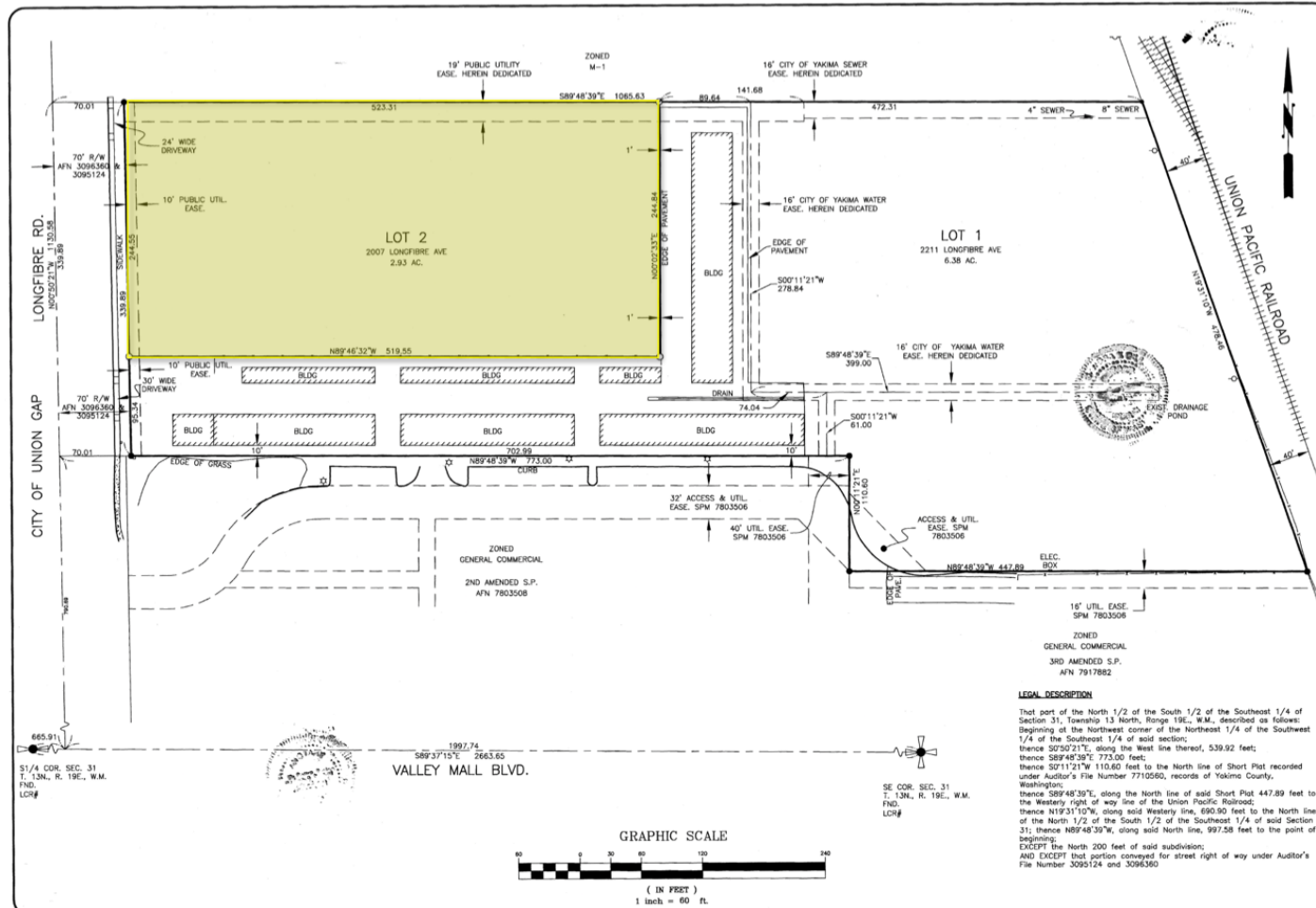
- Located in a strong and expanding retail hub of Central WA with convenient access to Interstate 82.
- All utilities believed available to the property, however, Buyer is to satisfy themselves as to the location and availability of utilities.
- Sidewalks, gutters and street lights already exist along property frontage.
- Flat and level site

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,864	8,828	18,984
Total Population	4,878	26,151	52,746
Average HH Income	\$54,703	\$48,814	\$54,179

Retailer Map



Site Plan



EQUIPMENT AND PROCEDURES USED: a: 5 SEC. EDM TOTAL STATION b: FIELD TRAVERSE c: MONS VISITED DATE OF SURVEY DATE REVISIONS 	AUDITOR'S CERTIFICATE FILED FOR RECORD THIS 9th DAY OF Oct. 2014 AT 3:55 P.M. UNDER AUDITOR'S FILE NUMBER 1995339 RECORDS OF YAKIMA COUNTY, WASHINGTON AT THE REQUEST OF Charles Ross mel COUNTY AUDITOR BY DEPUTY	SURVEYOR'S CERTIFICATE THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF GARY SKOV 2017 DATE 9-17-18 DOUGLAS S. SKOV SURVEYOR	CORNER FOUND AS NOTED ○ REBAR W/CAP #16009 SET X NAIL WITH WASHER SET GSE Gray Surveying & Engineering, Inc. P.O. Box 510 • 2708 River Road Yakima, WA 98902 • (509) 575-6434	NAME GARY SKOV P.O. BOX 2923 YAKIMA, WA 98907 SECTION PT SW1/4 SE1/4 SEC. 31, T. 13N., R. 19E., W.M. DRAWING TYPE SHORT PLAT DRAWN BY: MM CHECKED BY: D.S.G. PROJECT NO. 17090 PARCEL NO. 191331- 43007	SCALE: 1" = 60' DATE: 10/23/2017 SHEET 1 OF 2
---	--	---	--	--	---

Additional Photo



Additional Photo

