

FOR SALE | Mabton Land - 11.81 Acres

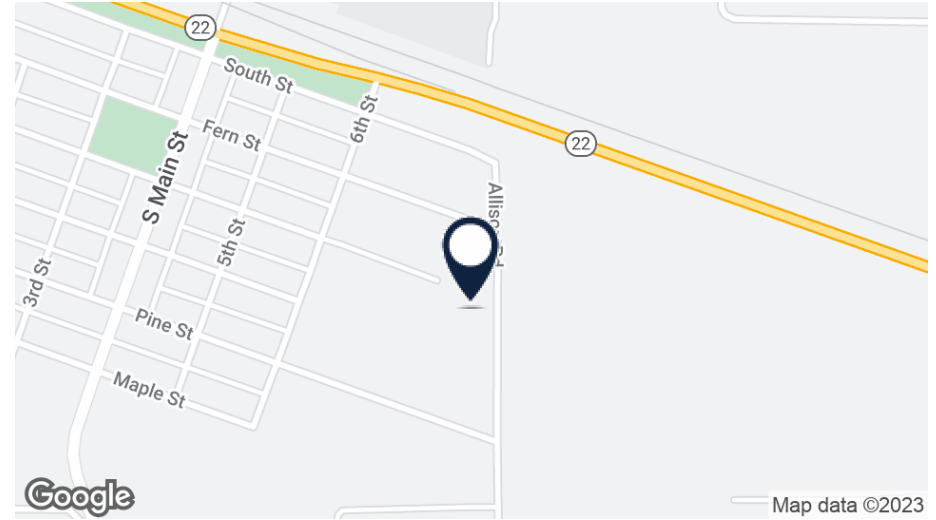


Offered at: \$1,015,000
Available: 11.81 Acres

720 Rose St. Mabton
Mabton, WA 98935

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,015,000
Available SF:	514,443
\$/SF	\$1.97
Lot Size:	11.81 acres
Zoning:	R1

PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase 11.81 acres divided into eleven different tax parcels. The lots can be purchased together, or one at a time. IF PURCHASED TOGETHER, or IN BLOCKS, seller is willing to discount the price. If purchased individually, the lots are \$1.97/sf. The average lot size is over one acre.

Although zoned R-1, these lots have commercial potential in the City of Mabton where 'R-1' zoning permits not only single family, but manufactured homes, mobile-home parks, multi-family apartment dwellings, agriculture, group homes, group family homes, and daycare facilities. A new 8" water line and a new 8" sewer line were installed in 2006 along 6th St. in front of the land and power is available from multiple transformers along Rose St. which were all upgraded in 2006. Sunnyside Valley Irrigation District provides irrigation water.

Owner will carry a contract with 25% down over five years at 8%. This 11.81 Acres includes parcel number's 220801-41411, 41412, 41413, 41416, 41417, 41418, 41419, 41420, 41421, 41422, 41424.

Additional Photos

