

5 S 14TH AVENUE
YAKIMA, WA 98902

\$1,400,000

OFFER MEMORANDUM



RUSS ROBERTS, CCIM

Director of Commercial Real Estate
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MAIN OFFICE

1017 S 40th Avenue Yakima, WA
98908

offering memorandum

5 S 14TH AVENUE,
YAKIMA, WA 98902

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MAIN OFFICE

Keller Williams Yakima Valley
1017 S 40th Avenue Yakima,
WA 98908

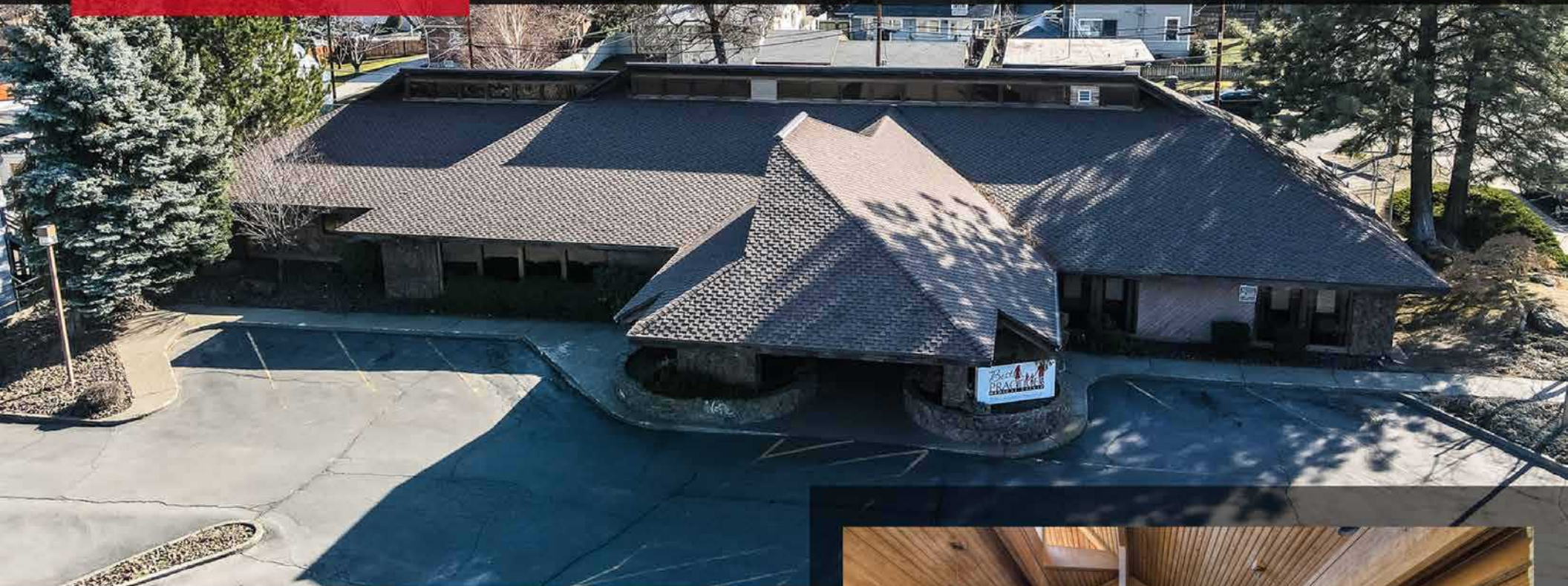


An aerial photograph of a city street corner, overlaid with a semi-transparent red band. The text 'EXECUTIVE SUMMARY' is centered in the red band in a large, white, sans-serif font. Below it, the address '5 S 14TH AVENUE YAKIMA, WA 98902' is written in a smaller, white, sans-serif font. The background shows multi-story buildings, streets, and utility poles.

EXECUTIVE SUMMARY

5 S 14TH AVENUE YAKIMA, WA 98902

PROPERTY OVERVIEW



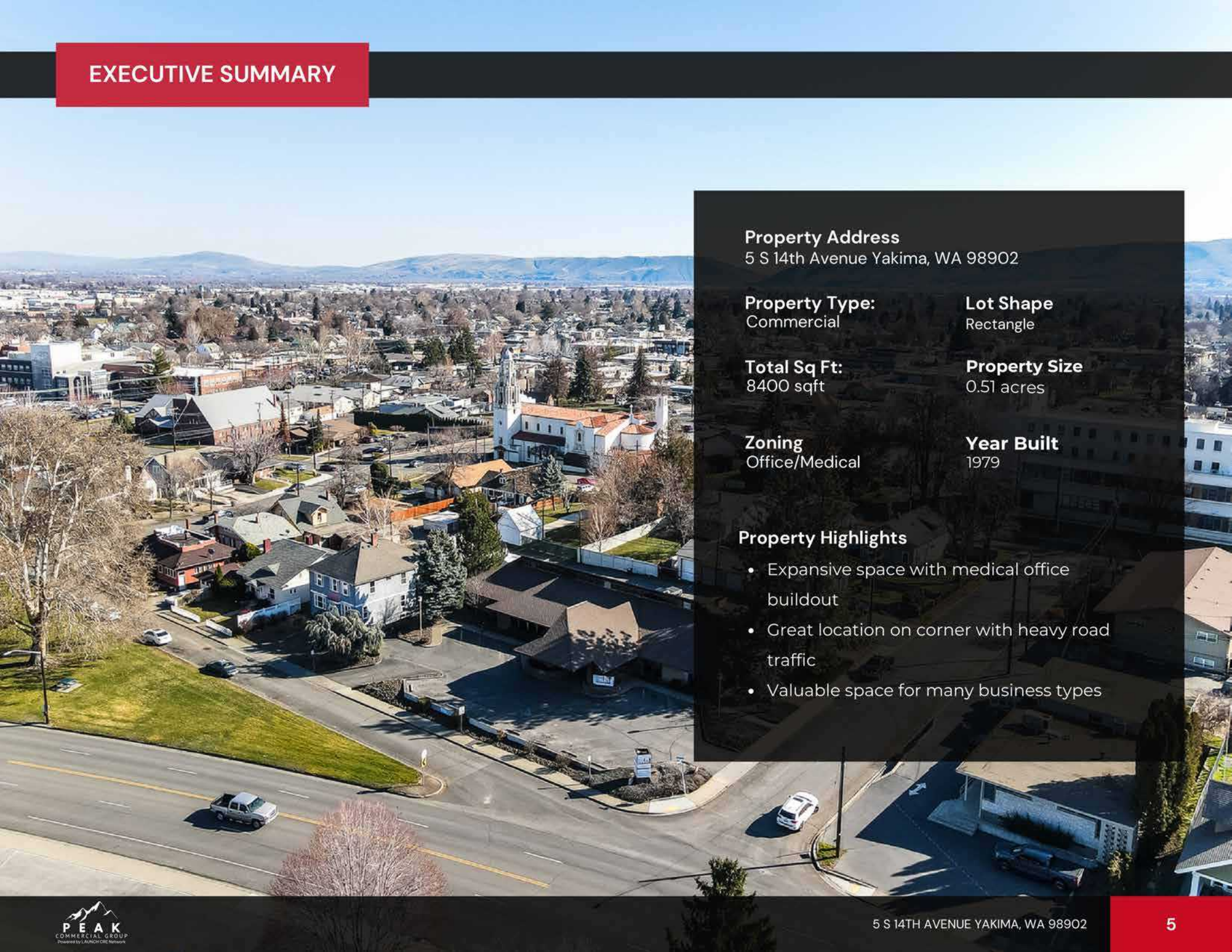
5 South 14th Avenue is a prime opportunity for medical and office based businesses at the intersection of S 14th St and Terrace Ave. This spacious one-story building spans 8,400 square feet, perfectly situated on a generous 0.51-acre corner lot.

Boasting ample space for various organizations, this property offers convenience, accessibility, and visibility in a thriving area. Its strategic location and expansive layout, this property presents an ideal setting to establish or expand a business of many kinds.

Currently, 1/3 of the building is being leased on a month-to-month basis with a tenant that has been in place for over 10 years. The vacant side is ideal for a medical user and seven exam rooms and one procedure room (medical equipment on this side is negotiable.)



EXECUTIVE SUMMARY



Property Address

5 S 14th Avenue Yakima, WA 98902

Property Type:

Commercial

Lot Shape

Rectangle

Total Sq Ft:

8400 sqft

Property Size

0.51 acres

Zoning

Office/Medical

Year Built

1979

Property Highlights

- Expansive space with medical office buildout
- Great location on corner with heavy road traffic
- Valuable space for many business types

An aerial photograph of a city street corner, overlaid with a semi-transparent red band. The text 'PROPERTY PHOTOS' is centered in the red band in a large, white, sans-serif font. Below it, the address '5 S 14TH AVENUE YAKIMA, WA 98902' is written in a smaller, white, sans-serif font. The background shows a multi-story building with a sign that reads 'RESTAURANT' and a street with parked cars and utility poles.

PROPERTY PHOTOS

5 S 14TH AVENUE YAKIMA, WA 98902

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





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