

15 N NACHES AVENUE, YAKIMA, WA 98901



OFFERING MEMORANDUM



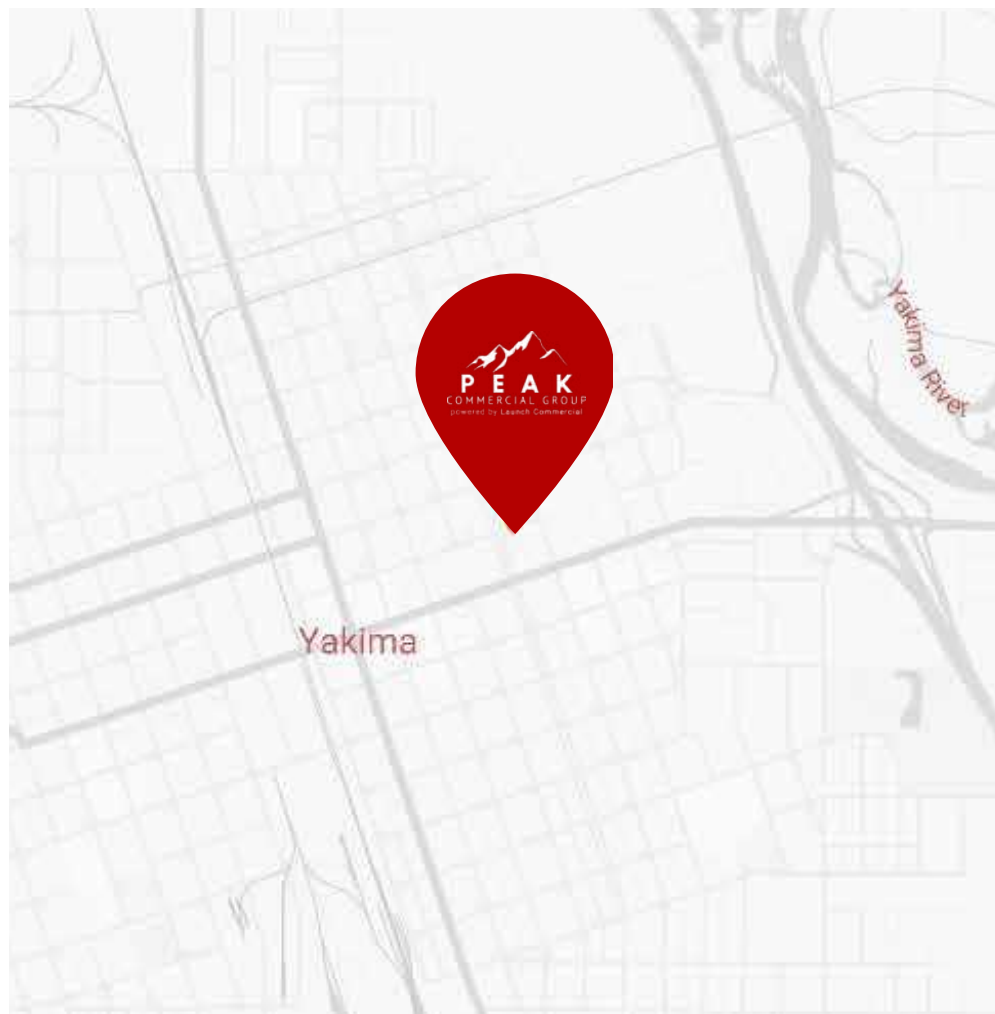
Keller Williams Sunset Corridor | Each Office Independently Owned and Operated

15 N NACHES AVENUE

YAKIMA, WA 98901

PROPERTY DESCRIPTION

Nestled at 15 N Naches Ave in downtown Yakima, this historic property, originally the YWCA built in 1934, seamlessly blends its rich past with modern functionality. Spanning 15,896 sqft across two stories and a finished basement, the iconic brick structure offers versatile possibilities for residential and commercial use. Featuring 27 leasable spaces, 5 bathrooms, multiple kitchens, and gas fireplaces, the interior layout caters to diverse lifestyles. CBD zoning enhances its prime location, strategically placed across from landmarks like the Seasons Performance Hall, situated on a 0.48-acre corner lot.



PROPERTY DETAILS

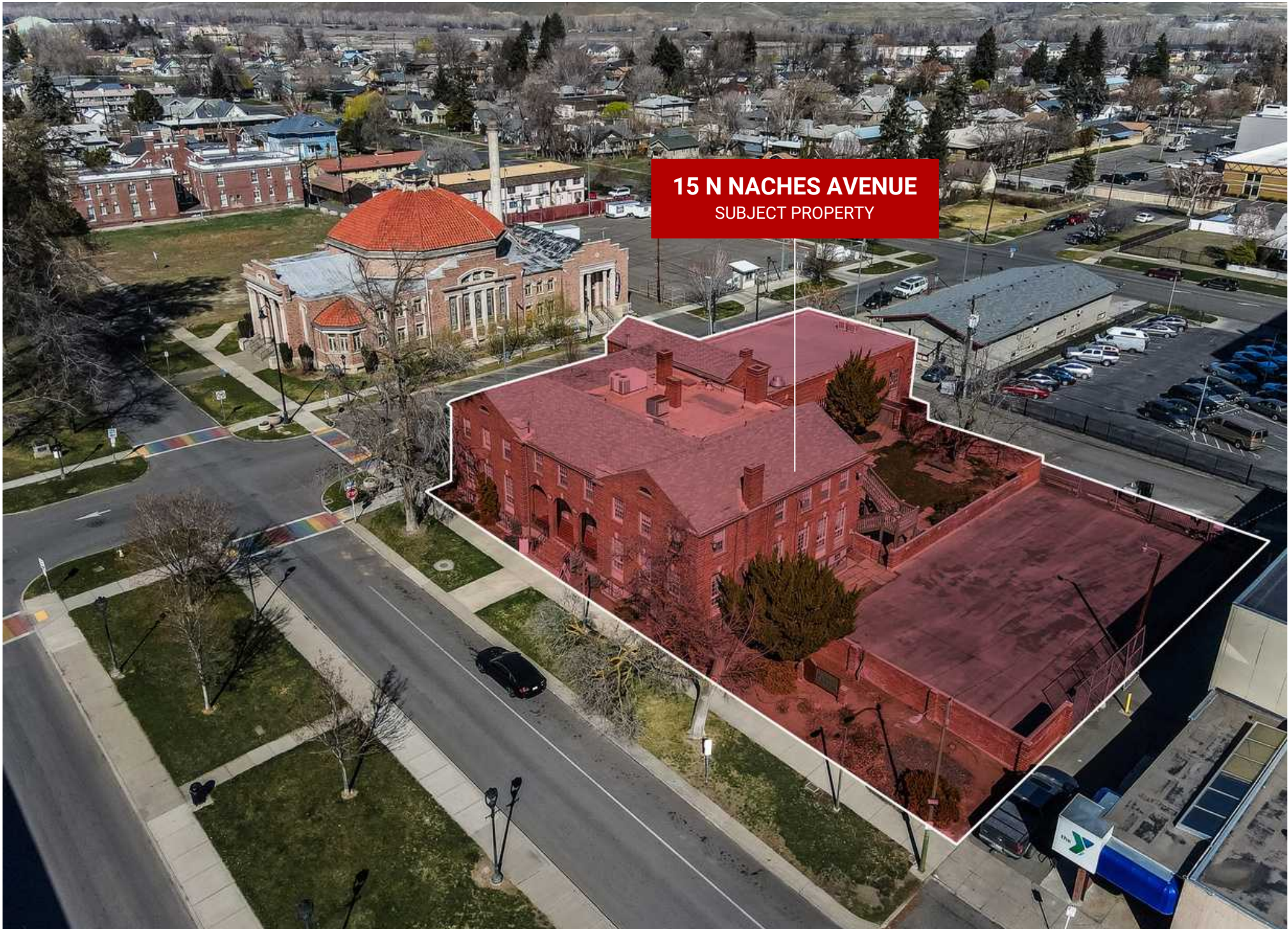
PRICE	\$1,000,000
ZONING	Public Assembly/Office
ACRES	0.48
BUILDING SQUARE FOOTAGE	15,896 SQFT
NUMBER OF STORIES	Two Stories
YEAR BUILT	1934



- Central Location Ideally situated in downtown Yakima, providing easy access to the vibrant energy of the area.
- Versatile Zoning Zoned for Public Assembly/Office, offering flexibility for a variety of purposes and potential developments.
- Two-Story Building Boasting a spacious 15,896 sq ft structure across two stories, maximizing usable space and functionality.
- Thoughtfully Designed Office Space Main floor features a professionally designed office buildout, creating an ideal environment for professional activities.
- Impressive Auditorium Enhancing its appeal, the property includes an expansive auditorium on the main floor, suitable for diverse gatherings and events.



15 N NACHES AVENUE
SUBJECT PROPERTY



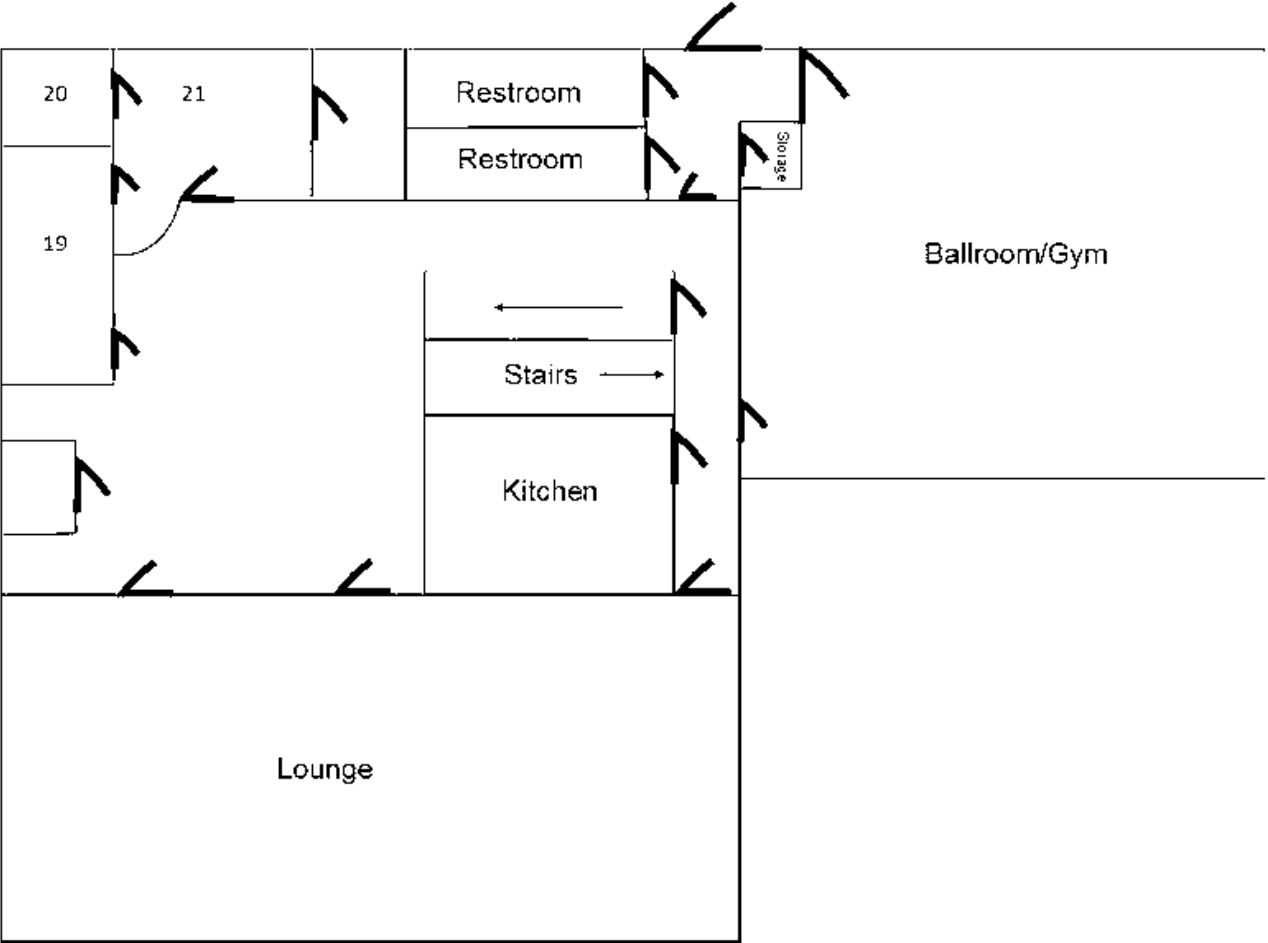
15 N NACHES AVENUE
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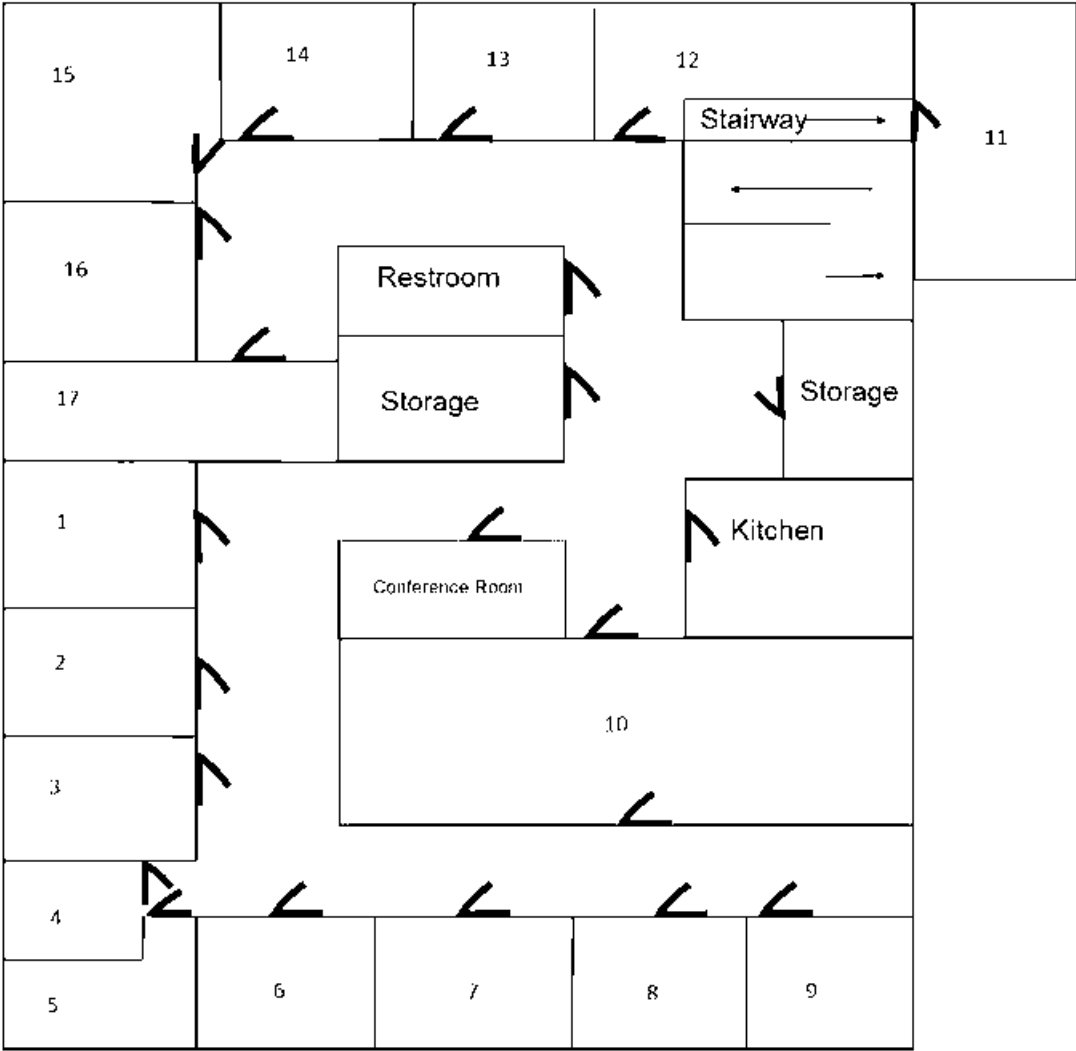
15 N NACHES AVENUE
SUBJECT PROPERTY



FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - BASEMENT

