

SALE

Westside Electric Building

1014 N 34TH AVE STE A

Yakima, WA 98902

PRESENTED BY:

KEN DAVIS

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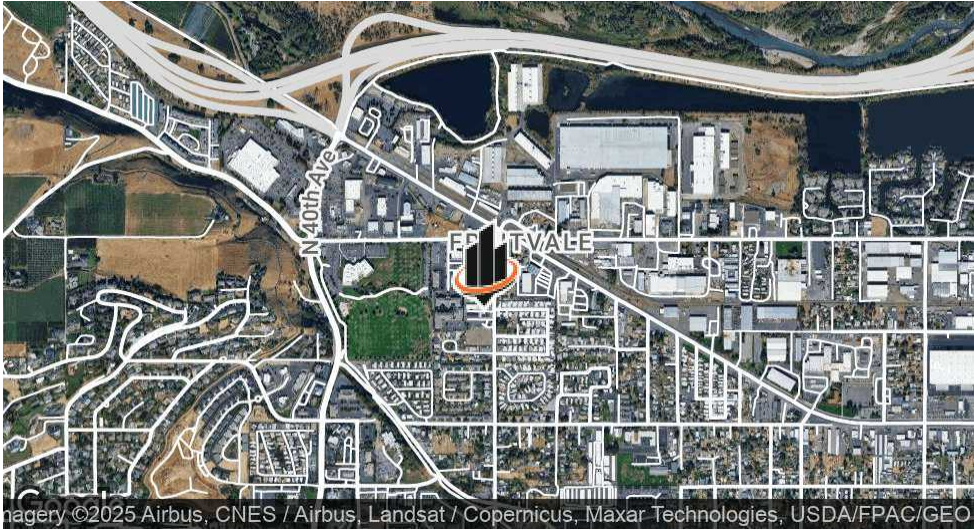
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$459,000
LOT SIZE:	12,620 SF
BUILDING SIZE:	3,400 SF

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PROPERTY DESCRIPTION

Discover an exceptional opportunity for industrial or manufacturing investment in Yakima, WA. This impressive property features a well-maintained 3,400 square foot building. Built in 1976 and zoned M1, the location offers strategic advantages and ample space for production or warehousing requirements. Situated in the thriving Yakima area, this property presents a prime opportunity for investors seeking a versatile and well-equipped space to establish or expand their industrial or manufacturing operations. With its robust infrastructure and ideal zoning, this property provides a solid foundation for long-term business success.

PROPERTY HIGHLIGHTS

- 3,400 SF well-maintained building
- 4 GL Roll Up Doors
- Zoned M1 for industrial/manufacturing use
- Recently updated office space
- Secure and Covered Exterior Storage
- Well positioned with easy Highway Access

ADDITIONAL PHOTOS



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AERIAL PHOTO



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LOCATION MAP



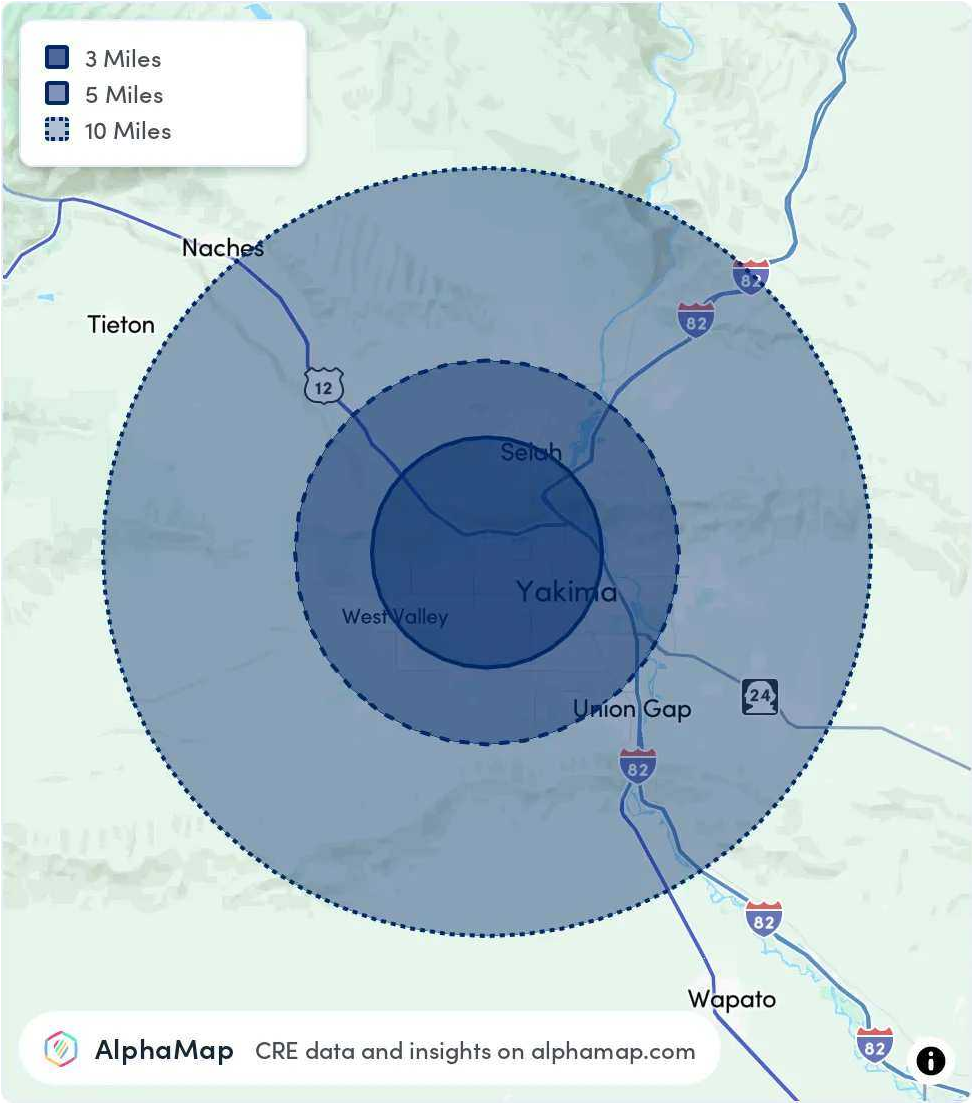
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,316	74,021	126,170
AVERAGE AGE	47	39	38
AVERAGE AGE (MALE)	44	38	37
AVERAGE AGE (FEMALE)	48	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,174	28,014	46,095
PERSONS PER HH	2.2	2.6	2.7
AVERAGE HH INCOME	\$78,855	\$77,801	\$79,375
AVERAGE HOUSE VALUE	\$330,040	\$317,978	\$324,437
PER CAPITA INCOME	\$35,843	\$29,923	\$29,398

Map and demographics data derived from AlphaMap



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