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\$1,475,000

NNA Waneta Rd, Sunnyside, WA 98944

SUNNYSIDE COMMERCIAL LAND

Presenting an exceptional 24-acre development site perfectly situated at the SE corner of I-82 and Waneta Road (Exit 69), Sunnyside's busiest entrance! Directly across the street from the planned future Sunnyside Community Hospital campus, this parcel benefits from high exposure and existing commercial momentum with neighboring uses including Shell, Arco, Burger King, Columbia Electric Supply, Davita Kidney Center, Rodeway Inn, Apple Valley Dental & Orthodontics, and a local cinema.

Zoned B-2 General Commercial, the property allows a wide variety of uses perfectly aligned with hospital-support demand. These include medical or dental offices, outpatient clinics, pharmacies and medical supply retail, restaurants both full-service and quick serve fitness and wellness centers, financial institutions, hotels and motels, convenience stores, multifamily, mixed-use buildings, and residential. In addition, conditional uses such as daycare centers, medical transport services, and medical laboratories add flexibility for developers tailoring to hospital staffing and patient support needs.

Imagine a thoughtfully planned medical office node with clinics, labs, pharmacy, and a wellness retail plaza paired with extended-stay lodging, cafés, banks, fitness center, and perhaps a childcare facility or medical shuttle hub. The scale of this 24 acre site, combined with its zoning, allows a comprehensive development vision serving hospital staff, patients, visiting families, and nearby commuters. This is not just land, it's an institutional-grade opportunity to build a fully integrated hospital support destination at Sunnyside's primary gateway corridor!



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Chapter 17.44 B-2 – GENERAL COMMERCIAL ZONE

Sections:

17.44.010 Purpose.

17.44.020 Permitted uses.

17.44.025 Permitted uses – Indoor theaters, adult motion picture theaters, adult mini-motion picture theaters.

17.44.027 Permitted uses – Dance halls.

17.44.030 Dimensional standards.

17.44.040 Yards.

17.44.010 Purpose.

The purpose of this zone is to provide areas for large-site retail and wholesale business such as shopping centers for home, farm, construction, business, food and auto-related purchases. A main objective of this zone is to provide large site areas for commercial uses requiring ample room for building, parking and storage facilities. The density of the general commercial zone is much more dispersed than the retail core area, although permitted uses may overlap. [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 1272 § 17-3-8, 1980.]

17.44.020 Permitted uses.

The following are permitted uses in the B-2 zone:

1. Amusement enterprises, billiards, pool, bowling, roller rinks, dance halls and outdoor and indoor theaters are a permitted use, subject to the restrictions and definitions contained in SMC [17.44.025](#) and [17.44.027](#);
2. Apartments; all proposed apartment facilities shall meet the standards of Chapter [17.20](#) SMC;
3. Automobile service stations and/or repair garages;
4. Automobile, motorcycle, snowmobile, bicycle, boat and farm machinery sales lots, new and used accessory sales including service facilities when conducted entirely within an enclosed building;
5. Bakery shops and confectioneries;
6. Blueprinting and photostatting establishments;
7. Building supply outlets, retail and wholesale, to include lumber, paint, plumbing, electrical supplies and the like;
8. Car washing establishments;



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9. Carpet cleaning establishments;
10. Clothing and furniture sales;
11. Clubs and other places of entertainment operated as commercial enterprises, subject to the restrictions and definitions contained in SMC [17.44.027](#);
12. Department and variety stores;
13. Drugstores;
14. Farm, feed, seed and fertilizer retail sales;
15. Florists, retail;
16. Food stores (retail only): grocery, delicatessen, produce stands, meat and fish shops, and food processing for sale at retail on the premises, but excluding the killing and dressing of any flesh or fowl;
17. Grounds for game or sports, parks, country clubs, recreational and community center buildings, gymnasiums and other similar activities not operated for profit;
18. Hardware, appliances and electrical items, retail and wholesale sales only;
19. Hotels, motels and inns;
20. Locks and gunsmiths;
21. Mixed-use buildings;
22. Music stores;
23. Nurseries, landscaping materials, retail and wholesale;
24. Office equipment and supplies, sales and service;
25. Pawnshops or secondhand stores;
26. Restaurants and drive-ins;
27. Single-family and two-family structures on existing lots of 11,000 square feet or less;
28. Sporting goods;
29. Tailors, dressmakers, milliners;
30. Upholstery, paperhanging and decorator shops;
31. Similar retail and service establishments dealing directly with the consumer;
32. Uses permitted in the P-B zone, SMC [17.36.020](#), other than residential uses;
33. Zero lot line development (SMC [17.20.050](#));
34. Those special property uses permitted in the B-2 zone as specified in SMC [17.64.020](#). [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 2009-29 § 3, 2009; Ord. 1775 § 1, 1992; Ord. 1386 § 1, 1983; Ord. 1272



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§ 17-3-8.1, 1980.]

17.44.025 Permitted uses – Indoor theaters, adult motion picture theaters, adult mini-motion picture theaters.

Motion picture theaters; indoor theaters, are permitted uses in the B-2 zone unless they qualify therein as an adult motion picture theater.

A. Definitions.

1. "Theater" is defined as an enclosed building, or in the event of a multi-screened building, each individual screening room seating area with a 50 or more capacity, used for presenting material on a screen for presentation to patrons therein.
2. "Adult motion picture theaters" means an enclosed building or multi-screened enclosed building with each screened area constituting an individual theater with a seating capacity of 50 or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined below) for the observation by patrons therein.
3. "Adult mini-motion picture theaters" means an enclosed building or multi-screened enclosed building with each screened area constituting an individual theater with a seating capacity of 50 or less persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas" (as defined below) for the observation by patrons therein.
4. "Specified sexual activities" is defined as:
 - a. Human genitals in a state of sexual stimulation or arousal;
 - b. Acts of human masturbation, sexual intercourse or sodomy;
 - c. Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
5. "Specified anatomical areas" is defined as:
 - a. Less than completely and opaquely covered (i) human genitals, pubic region; (ii) buttock, and (iii) female breast below a point immediately above the top of the areola; and
 - b. Human genitals in a discernibly turgid state, even if completely and opaquely covered.
6. Motion pictures rated "R" by the Motion Picture Association shall not fall within the definitions of either subsection (A)(4) or (5) of this section.

B. Restrictions as to the location of adult motion picture theaters and adult mini-motion picture theaters within the B-2 zone:

1. Adult motion picture theaters or adult mini-motion picture theaters as defined herein may not be located within 1,000 feet of a school grounds, a church or other regulated use.
2. Such theaters, which are located within said B-2 zone, may not display ads which are visible to the public and which display examples of specified sexual activities or specified anatomical areas as defined in this section.



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C. The owners of adult motion picture theaters or adult mini-motion picture theaters as defined herein may petition the Hearing Examiner for a variance to waive this 1,000-foot restriction and a variance or waiver may be granted by the Hearing Examiner if the Hearing Examiner finds:

1. That the proposed use will not be contrary to the public interest or injurious to nearby properties, and the spirit and intent of this section will be observed;
2. That a particular use will be lawful exercise of artistic expression;
3. That all applicable regulations of this section will be observed. [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 1386 § 2, 1983.]

17.44.027 Permitted uses – Dance halls.

Dance halls, as defined in SMC [5.28.010](#), are permitted uses in the B-2 zone but may not be located within 1,000 feet from any area zoned R-1, R-1M, R-2, R-3, M-H or other residential zoning district hereafter adopted; provided, however, that this restriction shall not apply to any use made exempt pursuant to SMC [5.28.010](#)(F). [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 2010-28 § 5, 2010; Ord. 2009-29 § 4, 2009.]

17.44.030 Dimensional standards.

The dimensional standards in the B-2 zone are:

- A. Minimum lot area: none;
- B. Minimum lot width: none;
- C. Maximum building height: 45 feet;
- D. Maximum land coverage: no limitation;
- E. Minimum floor area: none. [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 1272 § 17-3-8.2, 1980.]

17.44.040 Yards.

There is no required yard area. [Ord. [2023-28](#) § 1 (Exh. B), 2023; Ord. 1272 § 17-3-8.3, 1980.]



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Sunnyside, Washington

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Sunnyside is a city in Yakima County, Washington, United States. The population was 16,375 at the 2020 census,^[3] making it the second-most populous city in Yakima County.

History

Up through the early portion of the 19th century, the portion of the Yakima Valley where Sunnyside is now located was inhabited by the "Taptat-hlama" (or "People at the rapids"). These people hunted and fished along Yakima River from the mouth of Satus Creek (contained in present-day Satus immediately southwest of Sunnyside) to present Kiona, with a key fishery at near present-day Prosser.

Several tribes in the region were relocated onto the Yakama Indian Reservation following the 1855 signing of a treaty with the federal government.^{[5][6]} However, the Yakima War lingered until 1858, with Chief Kamiakin fighting on until the Battle of Four Lakes in 1858.

The modern settlement of Sunnyside was founded by Walter Granger in 1893. The name was coined by a merchant named W. H. Cline. Granger was involved in the financing and construction of the Sunnyside Canal which would have allowed Yakima River water to irrigate the area. However, due to the Panic of 1893, Granger's creditors foreclosed on the canal, and the town's population dwindled to seven families. By the end of 1901, the population had doubled, finally exceeding 300 people. The site contained "1 bank, 11 stores, 3 hotels, 1 newspaper [the Sunnyside Sun, still publishing in 2020], 2 blacksmith shops, 2 livery barns, 3 churches, and a large and growing school"^[7]

On September 16, 1902, residents voted 42–1 to incorporate as the town of Sunnyside. At the time, the town had 314 residents, just over the state minimum for an incorporation referendum. The first mayor of Sunnyside was the town druggist James Henderson.^[8]

Sunnyside's population increase at this time was stimulated by the immigration of the Dunkards from South Dakota who were moving to the town. The population of Dunkards was of such notable size that, by 1902, it was noted that they had "built a commodious place of worship at Sunnyside" which was the largest church in Yakima County at the time.^[9]

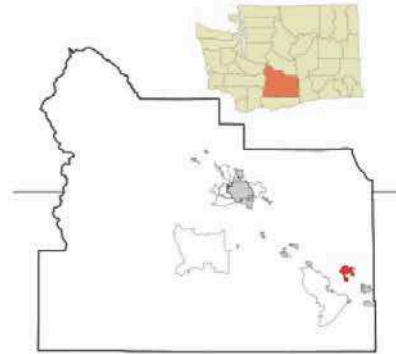
The Dunkards, members of the German Baptist Progressive Brethren, relocated to Sunnyside in order to form what they called the Christian Cooperative Colony. They bought the entire town site and were the developers of its first bank, and a telephone system. They enforced

Sunnyside

City



Edison Avenue



Location of Sunnyside, Washington
Coordinates: 46°19′04″N 119°59′40″W﻿ / ﻿46.31778°N 119.99444°W﻿ / 46.31778; -119.99444

Country	United States
State	<u>Washington</u>
County	<u>Yakima</u>
Incorporated	September 16, 1902
Government	
• Type	Council–manager
Area ^[1]	
• Total	7.53 sq mi (19.49 km ²)
• Land	7.53 sq mi (19.49 km ²)
• Water	0.00 sq mi (0.00 km ²)
Elevation ^[2]	735 ft (224 m)
Population (2020) ^[3]	
• Total	16,375
• Estimate (2022) ^[4]	16,296
• Density	2,232.03/sq mi (861.84/km ²)
Time zone	UTC−8 (Pacific (PST))
• Summer (DST)	UTC−7 (PDT)
ZIP code	98944
Area code	509
FIPS code	53-68750
GNIS feature ID	2412008 ^[2]



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