

**SALE / LEASE**

# Helm's Building

**104 BUTTERFIELD RD**

Yakima, WA 98901

**PRESENTED BY:**

**KEN DAVIS**

O: 509.949.0860

ken.davis@svn.com





PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,900,000
LEASE RATE:	\$24.00 PSF NNN
BUILDING SIZE:	22,400 SF Main Floor
LOT SIZE:	4.05 Acre
YEAR BUILT:	2024

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PROPERTY HIGHLIGHTS

- 22,400 SF flexible lease space
- Modern construction
- Versatile for retail or commercial use
- GC zoning
- Strategic Yakima location
- Constructed in 2024

## PROPERTY DESCRIPTION



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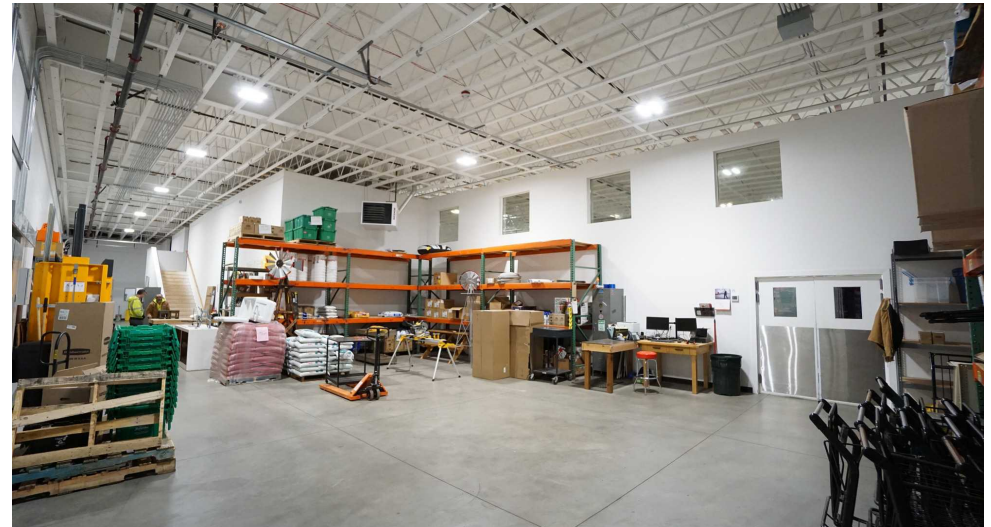
Presenting an outstanding Owner/User opportunity in Yakima, WA. This stunning masonry-built retail/flex building, dating back to 2024, boasts an impressive 22,400 SF on the main floor, complete with mezzanine storage and 20' clear height. Additionally, it features two GL roll-up doors and covered outdoor storage within the fully fenced and gated yard area. Occupying over 4 acres, the property enjoys a prime location adjacent to the fully controlled intersection of Butterfield Rd. and Terrace Heights Drive. This turn-key property is primed to accommodate a wide range of retail and flex uses, making it an exceptional investment for prospective owner-occupiers.

## LOCATION DESCRIPTION

The property's strategic location at the gateway to Yakima's East Valley offers unparalleled accessibility to the downtown core, Terrace Heights, and the East Yakima Valley. Its proximity to Interstate 82 further enhances its connectivity, providing seamless access for businesses and customers alike. This prime positioning caters to a diverse range of clientele, making it an ideal choice for businesses looking to establish a strong presence in the thriving Yakima area.



## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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**SVN | CASCADES** 5



## LOCATION MAP



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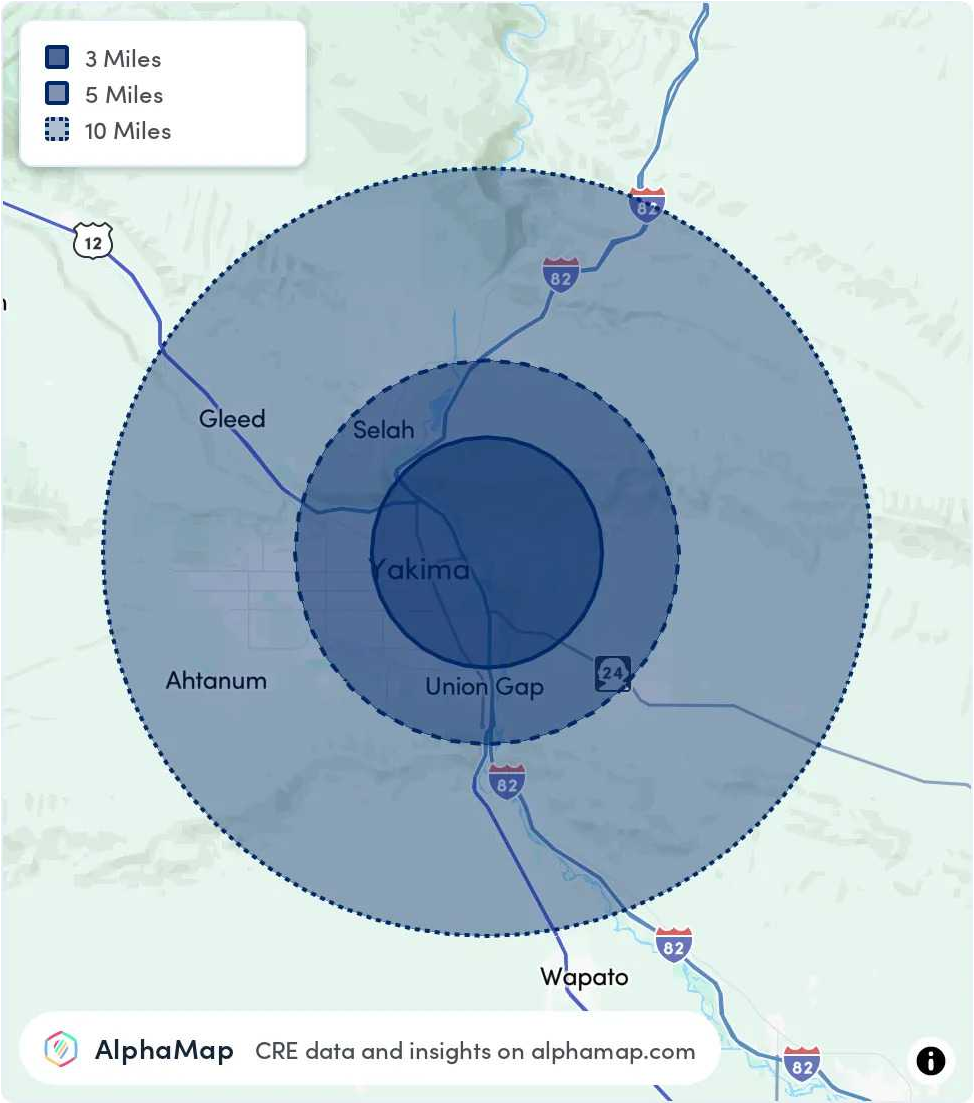
**SVN | CASCADES**

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,170	53,228	106,211
AVERAGE AGE	34	35	38
AVERAGE AGE (MALE)	34	35	37
AVERAGE AGE (FEMALE)	35	35	38

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,766	18,204	38,443
PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$62,736	\$63,936	\$75,425
AVERAGE HOUSE VALUE	\$335,367	\$277,733	\$303,110
PER CAPITA INCOME	\$21,633	\$22,046	\$26,937

Map and demographics data derived from AlphaMap



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