

### OFFERING SUMMARY

Lodging Style	Best Western Franchise Brand
Property Scale	Upper Midscale
Service Type	Select-Service
Number of Keys	74
Building Size	38,364 SF
Land Details	1.22 Acres   Owned, Fee Simple
Year Built	1996
Year Last Renovated	2023
Number of Floors	3

### PROPERTY DESCRIPTION

Best Western Plus Yakima Hotel is a 74-key, interior corridor, select-service, upper-midscale hotel operating under the Best Western Plus brand. The property recently completed a full PIP and is located in a federally designated Qualified Opportunity Zone. The guestroom mix includes king and queen suites, an apartment-style unit with a full kitchen, and ADA-compliant options.

The hotel sits near downtown Yakima with direct access from both Interstate 82 and Highway 12. Positioned in a strong drive-to market within 200 miles of Seattle, Portland, and Spokane, the property serves year-round demand from business, leisure, and group travelers.

### IMPORTANT

Building size is approximate, and all information is obtained from sources deemed reliable but subject to buyer verification. All property tours must be arranged through the broker.

**DO NOT CONTACT PROPERTY OR EMPLOYEES!**

Buyer's Brokers will need to obtain a Buyer Paid Fee for this property. There is no Broker commission co-op. Please call with questions regarding this requirement.

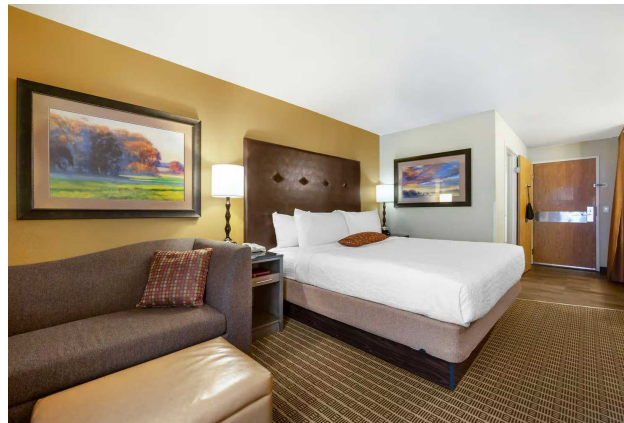


### INVESTMENT HIGHLIGHTS

- Upper Midscale | Select-Service | 74 Keys
- Located In A Qualified Opportunity Zone For Tax Incentives
- Recently Updated Property Improvement Plan (PIP)
- Four-Season Outdoor Recreation Area
- Drive-To Market For Seattle, Portland, & Major Metro
- Cultural, Business & Agritourism Destination
- 90+ Wineries in Yakima Valley Wine Country

# Property Photos

## BEST WESTERN PLUS YAKIMA HOTEL – YAKIMA, WASHINGTON



# Contact Information

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