

WEST SIDE OFFICE BUILDING

421 S 47th Ave

Yakima • WA



Offered at: \$439,000 or \$8/SF, NNN
Available: 5,854SF



FOR SALE or LEASE

THIS VALUE ADD opportunity consists of a freestanding building located near the desirable 40th Ave corridor with both frontage and access from each of Tieton Dr and S 47th Ave.

Historically occupied by Community Living, a non-profit, the property has not been remodeled in many years and is priced accordingly, just as it is to account for a likely necessary reworking of the outdated floorplan.

It consists of two parcels with a total of approximately 43 dedicated parking stalls, which is an excessively high ratio of parking to finished building area.

Priced to sell or lease quickly. Owners are motivated.



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REAL ESTATE



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SALE PRICE: \$439,000

LEASE RATE: \$8/SF, NNN

BUILDING SIZE: 5,854SF

SALE PRICE/SF: \$75/SF

PROPERTY SIZE: .61 acres

DEDICATED PARKING: 43 stalls

PARKING RATIO: 1/136SF

ZONING: B-1



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