Offered at: $395,000 or $3,800/month, NNN
Available: 6,640SF

FOR SALE or LEASE

Multi-Purpose Property

15 N 7th Ave
Yakima, WA 98902

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Executive Summary

OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Offering Property</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price:</td>
<td>$395,000</td>
</tr>
<tr>
<td>Lease Rate:</td>
<td>$3,800/month, NNN</td>
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<tr>
<td>Building Size:</td>
<td>6,640SF +/-</td>
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<tr>
<td>Price/SF:</td>
<td>$59.49/SF</td>
</tr>
<tr>
<td>Lot Size:</td>
<td>.15 acres +/-</td>
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<tr>
<td>Year Built:</td>
<td>1953</td>
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<tr>
<td>Renovated:</td>
<td>2014 +/-</td>
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<td>Zoning:</td>
<td>CBD</td>
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<td>Parcel Number:</td>
<td>181324-13507</td>
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</tbody>
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PROPERTY OVERVIEW

THIS OFFERING is for the opportunity to purchase or lease an affordable quasi-industrial/retail or office building on the edge of downtown Yakima. Originally constructed for industrial purposes, the building has been nicely remodeled and most recently has been utilized by a pair of churches, but might also be suitable for a wide variety of potential users.

The building is currently configured with a reception area, large open room (currently utilized as sanctuary space), nicely-appointed restrooms, a storage room with a ground level loading door, private offices and classroom areas/conference rooms. The majority of the space includes approximately 12-foot clear-span ceilings and is both heated and cooled.

The property is located on the cusp of downtown and is within 1-block of three prime commercial arterials.
Highlights

PROPERTY HIGHLIGHTS

- Approximately 12-foot clear-span ceiling height.
- Mostly open space with some private offices, storage room (with vehicle loading door), conference or classrooms and reception area.
- Majority of the building is cooled and heated (with the exception of the storage room).
- Nicely appointed with thoughtful finishes used throughout the interior.
- Suitable for industrial, retail, office of special use (such as for continued use as sanctuary/church space).
- Most recent occupants have been churches utilizing the building as combination sanctuary, admin and classroom space, while the previous occupant was a sorting and packing facility.
- Within 1 block of a trio of prime commercial arterials.
Additional Photos