

# MEDICAL BLDG FOR SALE



**ALMON COMMERCIAL**

REAL ESTATE

Offered at: \$389,000  
Size: 4,139SF

213 S 11th Ave  
Yakima, WA 98902

Bill Almon, Jr., CCIM  
wcalmon@almoncommercial.com  
218 S Sgt Pendleton Way  
Yakima, WA 98901  
509.966.3800  
509.961.7575

# Summary Offering

<b>OFFERED PRICE:</b>	<b>\$389,000</b>
<b>TOTAL SQUARE FEET:</b>	<b>4,139SF +/-</b>
<b>PRICE PER SF:</b>	<b>\$94/SF +/-</b>
<b>LAND AREA:</b>	<b>.32 acres</b>
<b>ZONING:</b>	<b>B-1</b>
<b>YEAR BUILT:</b>	<b>1984</b>
<b>PARKING STALLS:</b>	<b>16</b>
<b>PARKING STALLS/SF:</b>	<b>1/259SF</b>
<b>TAX ASSESSED VALUE:</b>	<b>\$453,900</b>

ORIGINALLY CONSTRUCTED for and historically used by a single practitioner orthopedic physician who's now retiring, this freestanding medical building has been architecturally designed with careful attention to detail paid throughout both the interior and exterior.

The floorplan and workflow are both very strong by today's standards, and should require minimal to no material changes by its next practitioner, while those finishes that are dated should be relatively simple cosmetic changes.

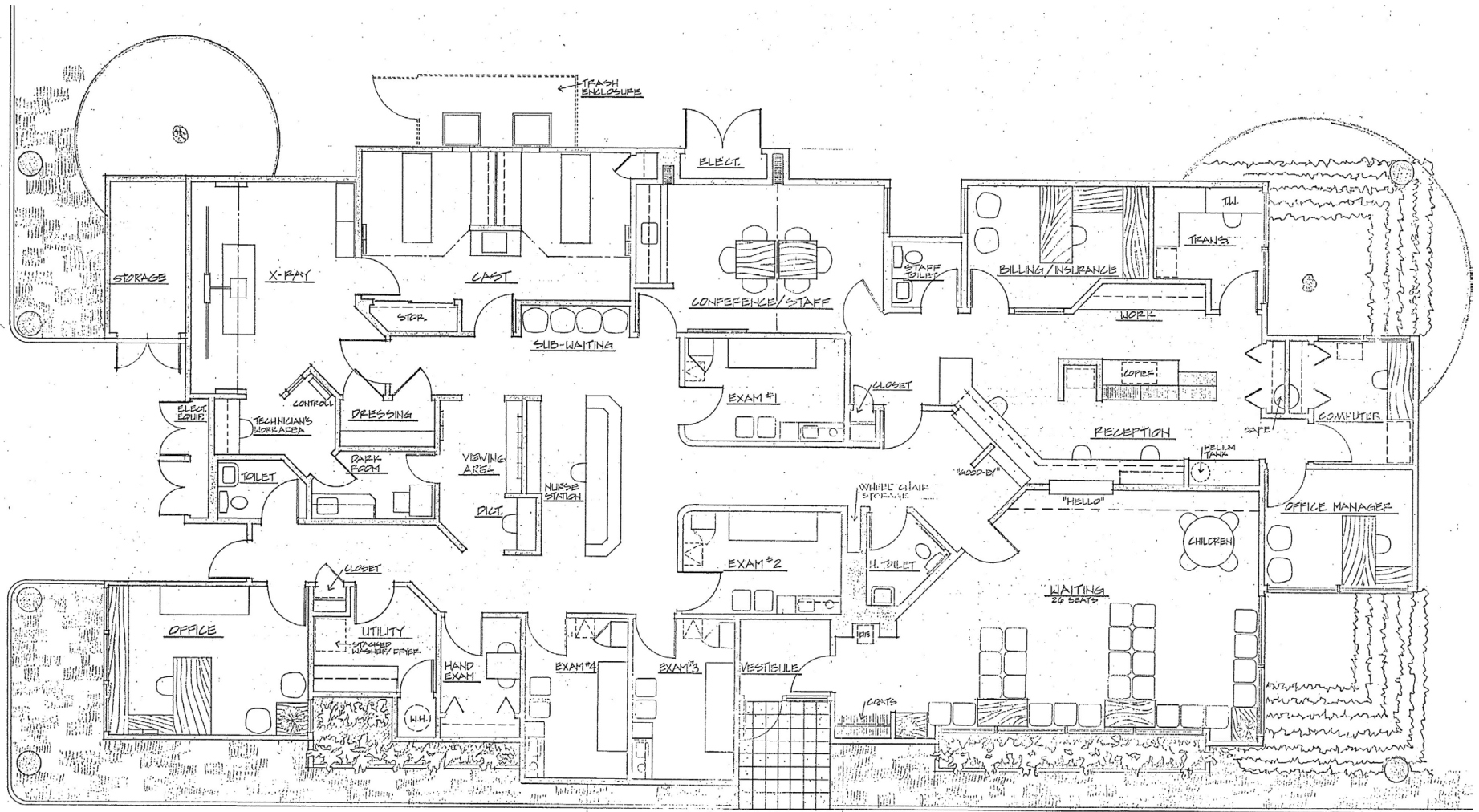
The property is located in the heart of the Medical Center, approximately one block south of Yakima Regional Hospital, and its improvement's stucco facade and general curb appeal help it stand out from a sea of adjacent and nearby brick facade medical and office buildings.

The existing layout includes the following:

- 5 exam rooms (4 plumbed)
- Large x-ray room
- 2 procedure rooms
- Large nurse's station and sub-waiting area
- Large waiting area providing for at least 26 seats
- Large conference room/staff break area
- 4 private offices
- Large reception and work area



# Floorplan



# Highlights

- Stucco façade with covered portico entry
- Grounds are excellently landscaped and maintained
- 16 dedicated parking stalls (with room to add more)
- Furniture and exam tables available upon terms to be negotiated
- Newer HVAC units installed in secured courtyard
- Impressive use of wood ceilings and exposed faux beams in multiple areas
- Skylights in the reception and work areas provide excellent natural light
- Unfinished attic space ideal for record storage (not factored into the SF'age)
- 2017 tax assessed value of \$453,900



Photos

