

COMMERCIAL LOT FOR SALE



ALMON COMMERCIAL

REAL ESTATE

Offered at: \$12/SF
Available: .80 acres

N Wenas Rd at Park Dr
Selah, WA 98942

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Summary Offering

OFFERED PRICE:	\$12/SF
SIZE:	.80 acres
ZONING:	B-2
PARCEL NUMBER:	181436-21439
N WENAS FRONTAGE:	153' +/-
N PARK DR FRONTAGE:	185' +/-

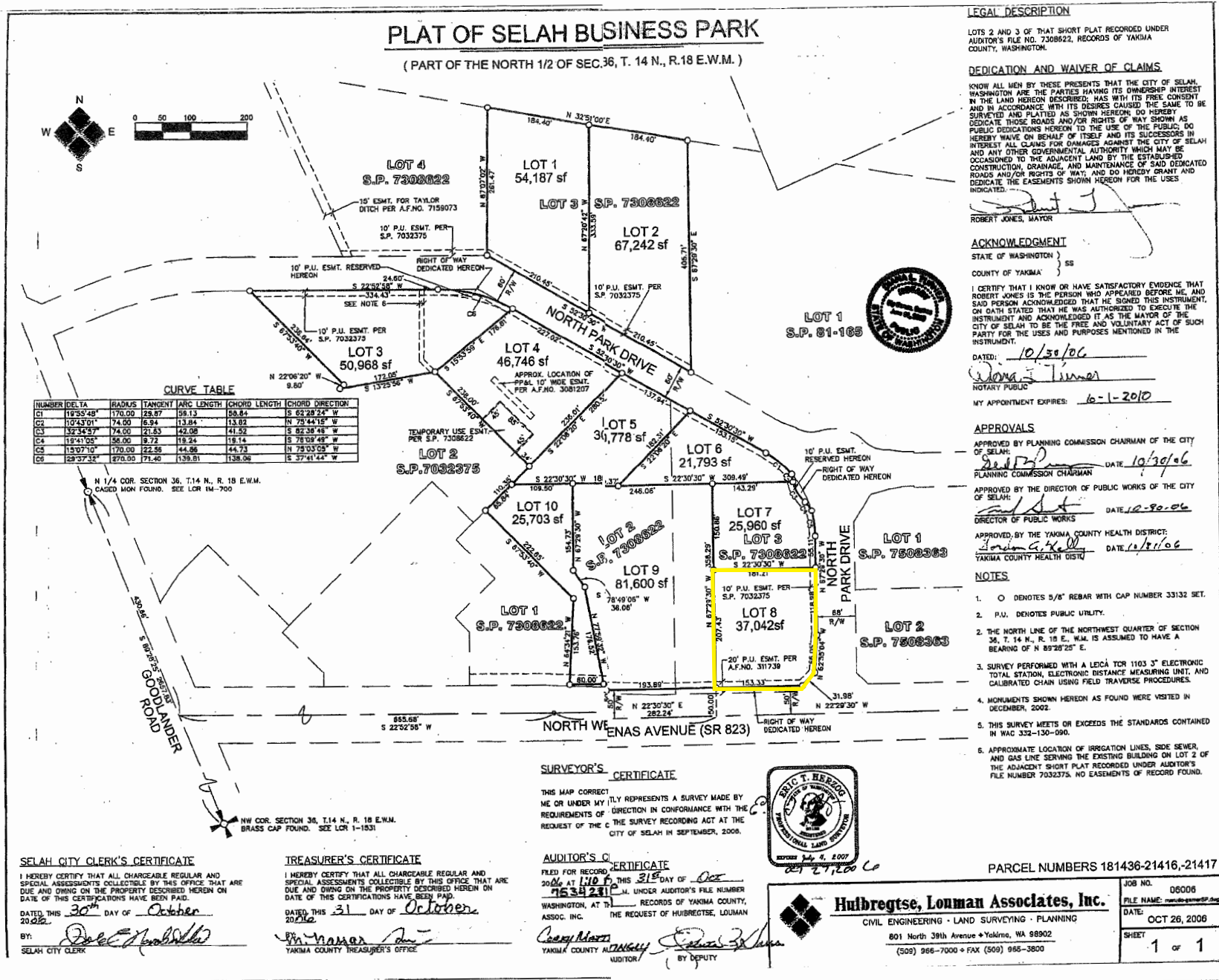
THIS OFFERING is for the opportunity to purchase the only remaining available commercial lot located along Selah's popular N Wenas Rd. All major infrastructure is in place on this level, ready-to-build upon corner lot, including major utilities stubbed to or available at the property lines.

An established grocery anchored center is nearby to the immediate north and consists of Save-on-Foods, Taco Bell, AM/PM and Solarity Credit Union (plus others), while a Quality Inn hotel is immediately adjacent to the property and Banner Bank, a medical clinic, True Value, Dollar Tree, O'Reilly's and Les Schwab neighbor the property to the south.

Existing pylon sign for Quality Inn to be removed.



Survey



Highlights

- Zoned B-2, General Business, which allows most retail and professional uses.
- Last remaining available commercial lot on N Wenas Rd, which has undergone tremendous retail and medical growth.
- All major infrastructure in place. This corner lot is level and ready to build upon.
- Located across the street from Selah's high school and Carlon Park, which hosts numerous civic and athletic events and includes a baseball field, 4 softball fields, 8 tennis courts and a large playground.
- Excellent location for fast food, sitdown restaurant, traditional retailers, medical or professionals.
- Existing pylon sign for Quality Inn to be removed.

