



PUBLISHED RESERVE:
\$11,950,000

LAST ASKING: \$14,999,000

SIZE: 223,729± Square Foot Total Building Area with 138,000± Square Foot Net Rentable Space on 7.5± Acre Site

ZONING: Mixed – Commercial (CBD) and Industrial (M1). See Supplemental Information Package for Detail

PROPERTY INSPECTION: Call Auction Information Office to Arrange

DESCRIPTION: This Mixed Use Commercial Investment Portfolio with net rentable area of 138,000± square feet is located in the heart of Downtown Yakima adjoining Yakima's Historic District with approximately 80% of the space leased to federal and state agencies. The Historic District has been transformed in recent years to a neighborhood of restaurants, boutique retailers, numerous wine tasting rooms and wine bars and craft beer houses. The Historic District is within walking distance of numerous hotels and has quick and easy access to I-82 with a full interchange within minutes at West Yakima Avenue.

This mixed use complex is located on a 7.5± acre site with three adjoining buildings, built between 1923 and 1926, and are located across from the restored Northern Pacific Railroad Depot which was built in 1899.

