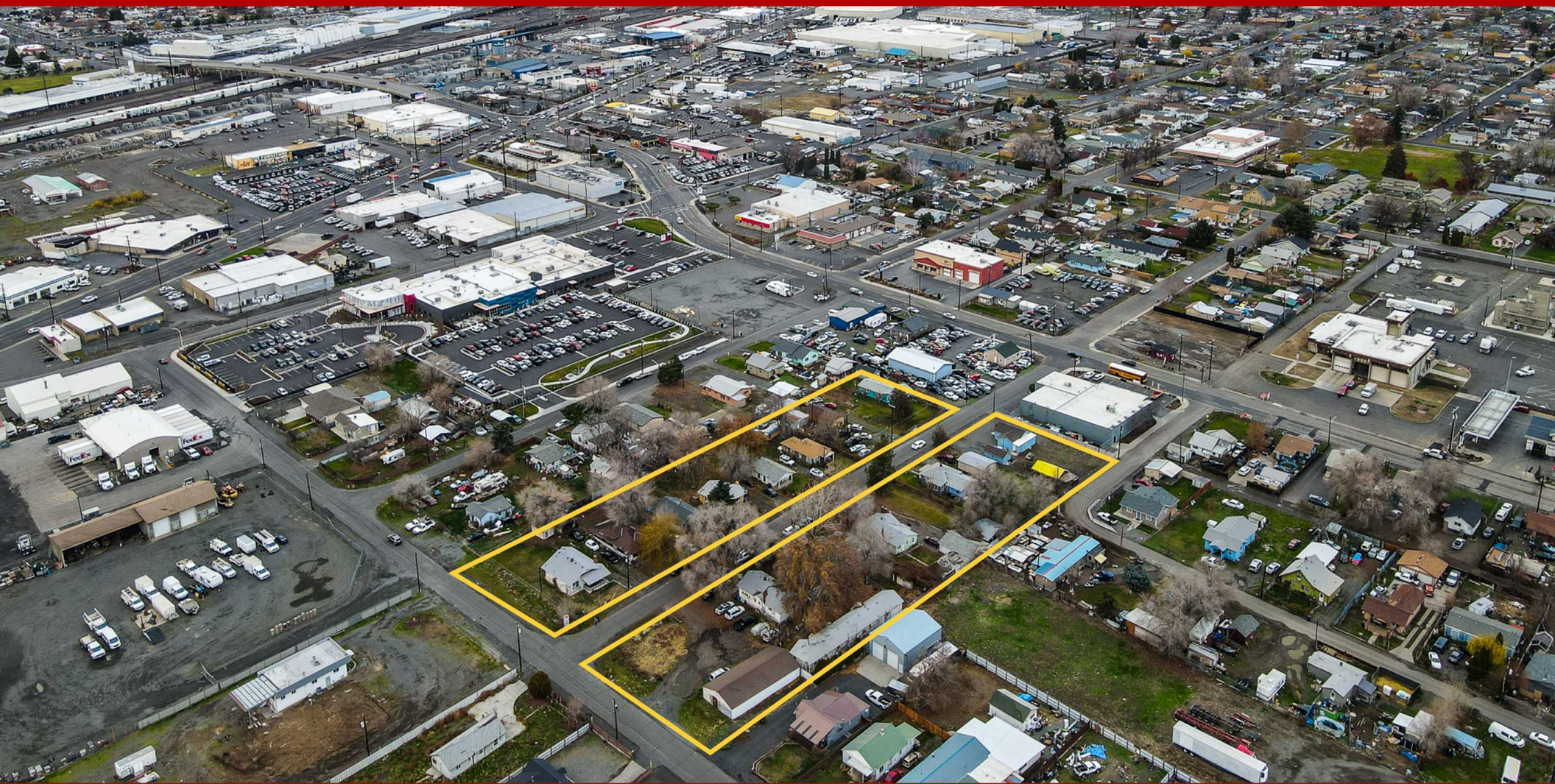


Commercial Investment & Development Opportunity: Full City Block Portfolio

1408-1428 S 8th St. Yakima, WA 98901

LISTING PRICE

\$1,750,000



RUSS ROBERTS, CCIM

Certified Commercial Broker

+1 509 594 7989

roberts@ccim.net www.russ-roberts.com





Commercial Investment & Development Opportunity: Full City Block Portfolio

1408-1428 S 8th St. Yakima, WA 98901

An exceptional opportunity to acquire a significant commercial investment portfolio encompassing an entire city block, offering immediate income with massive upside potential. This unique offering consists of 15 houses across 9 separately parceled lots, all zoned R2. Control a full city block (both sides of the street), providing unparalleled strategic positioning and unified management.

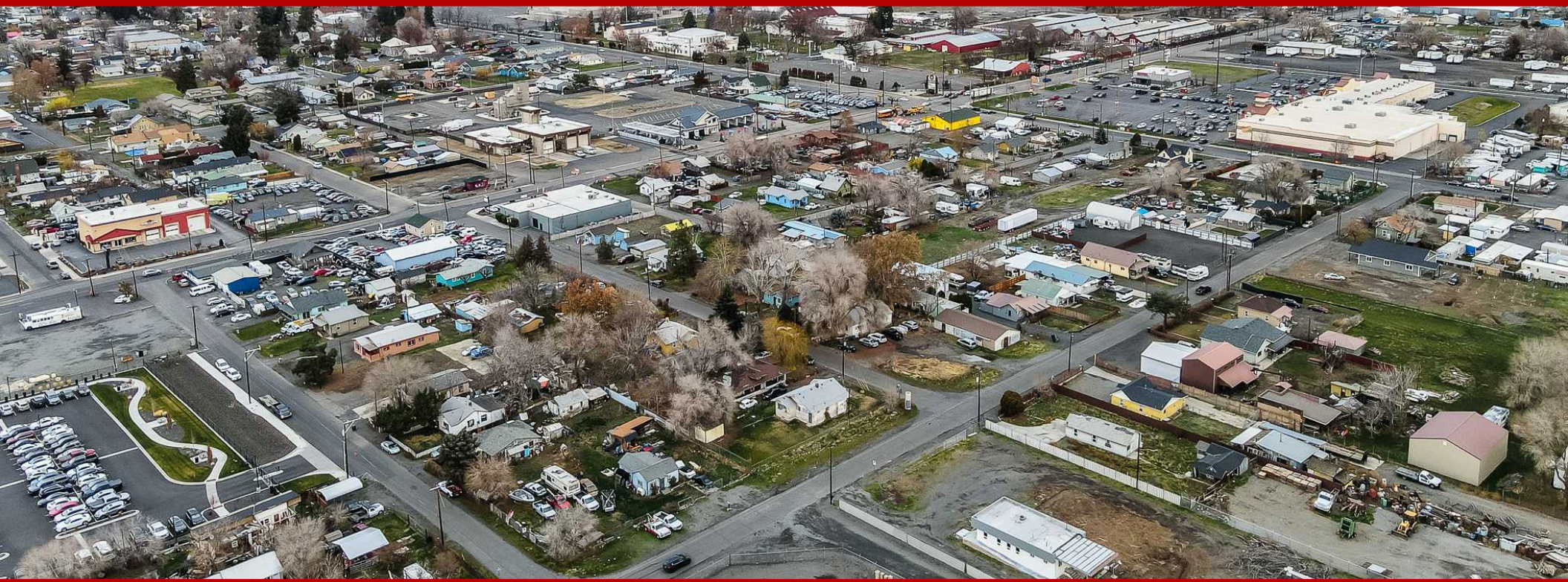
Unit Mix: The properties include two 3-bedroom, 1-bath houses and thirteen 2-bedroom, 1-bath houses. Future Development Potential: The R-2 zoning on all 9 parcels allows for substantial density increase. A developer could potentially reconfigure or rebuild, maximizing the property's value by developing up to 36 units (9 parcels x 4 units).

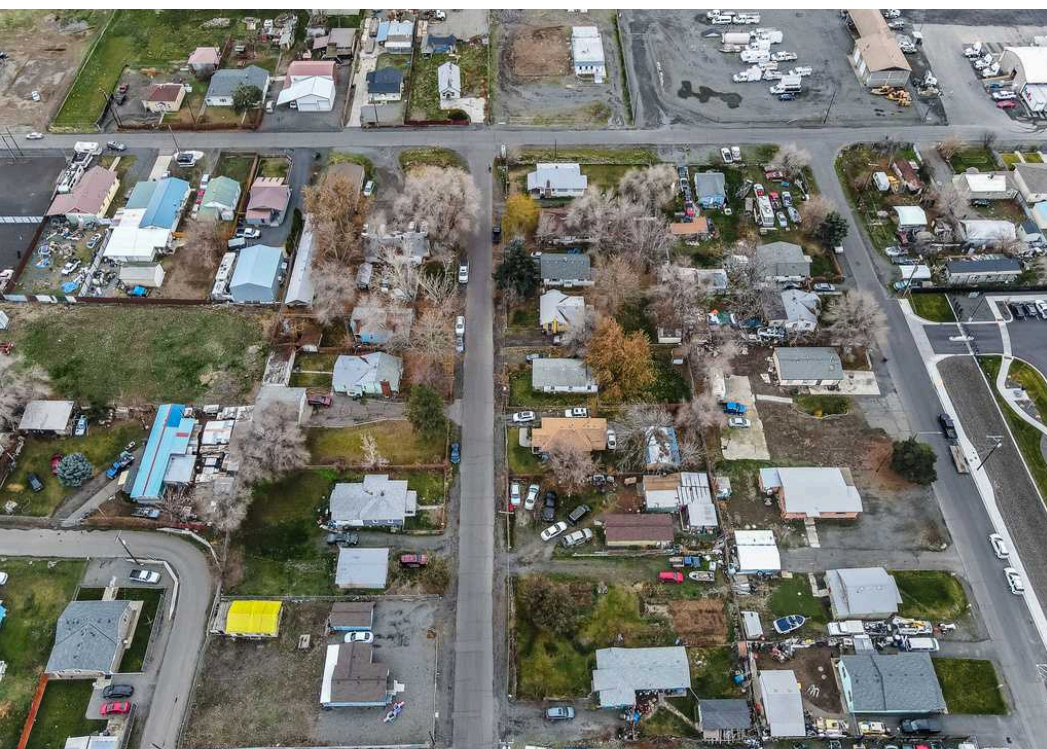
Property Details

Price	\$1,750,000
Portfolio Size	Full city block portfolio: 9 separately parceled lots
Total Units	15 total homes
Unit Breakdown	(2) 3-bedroom, 1-bath; (13) 2-bedroom, 1-bath
Zoning	R-2 zoning on all parcels
Development Potential	Up to 36 units (9 parcels x 4 units)
Income Status	Rental income from existing single-family homes
Strategic Advantage	Unified ownership; control of both sides of the street
Recommended Strategy	Long-term hold, phased redevelopment, or build-to-rent

Investment Highlights

Strategically located in a central, in-demand area, this property offers exceptional access to local amenities, transit, schools, and employment hubs. The surrounding neighborhood is undergoing steady revitalization, making this a prime spot for both current rental demand and future development. With the ability to scale a project across an entire city block, investors gain a rare level of control and flexibility in shaping the community's next phase.











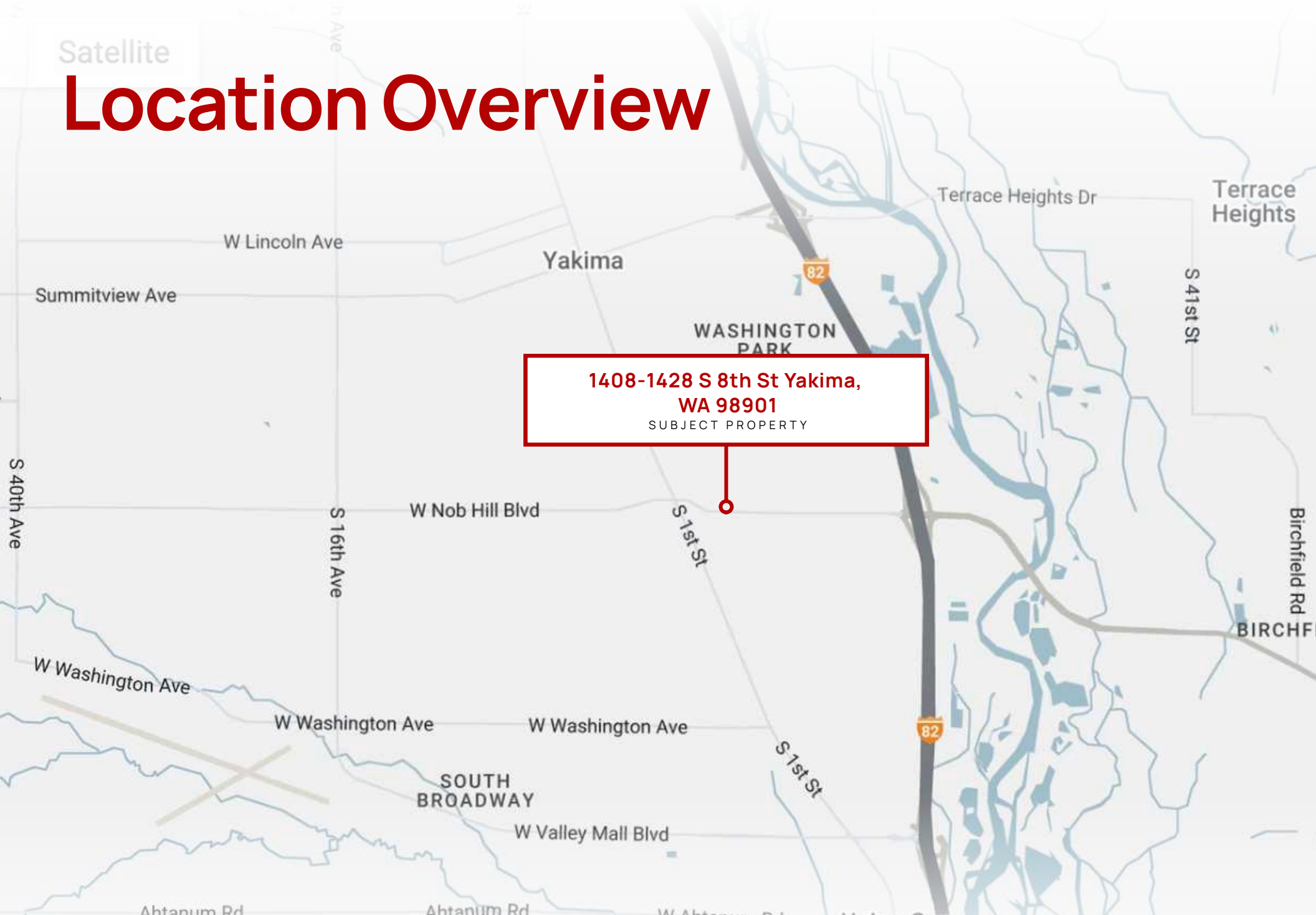






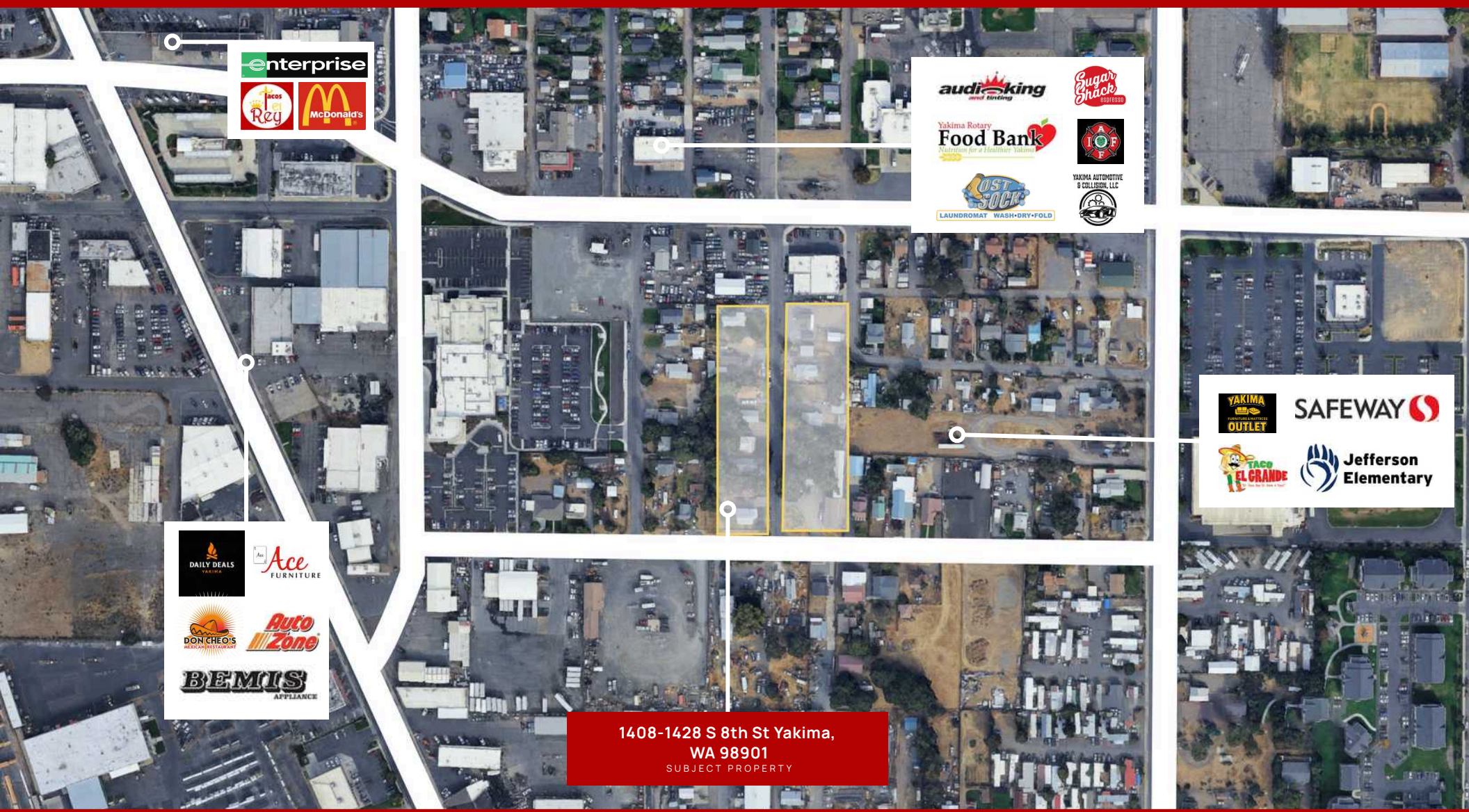
Satellite

Location Overview



**1408-1428 S 8th St Yakima,
WA 98901**
SUBJECT PROPERTY

Points of Interest





RUSS ROBERTS, CCIM

Certified Commercial Broker

+1 509 594 7989

rroberts@ccim.net

www.russ-roberts.com

DISCLAIMER

All materials and information received or derived from KW Commercial Oakland, its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial Oakland, its directors, officers, agents, advisors, or affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial Oakland will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial Oakland makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial Oakland does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial Oakland in compliance with all applicable fair housing and equal opportunity laws.





Commercial Investment & Development Opportunity: Full City Block Portfolio


408-1428 S 8th St. Yakima, WA 98901



RUSS ROBERTS, CCIM
CERTIFIED COMMERCIAL BROKER

 +1 509 594 7989

 rroberts@ccim.net

 www.russ-roberts.com

