

2201 E Edison Road

Sunnyside, WA 98944

LISTING PRICE
\$750,000



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E EDISON AVE







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Commercial Investment Opportunity with a great value-add proposition!

Presenting a well-maintained 10,000 square foot office building with four distinct spaces, ideal for an investor seeking a blend of stable tenancy and significant upside potential.

The property boasts excellent occupancy and a diversified income stream:

- **5,000 SF** is currently leased to **Astria Hospital** on a month-to-month lease. Currently built out for dental.
- **2,500 SF** is secured by the **Washington State Department of Corrections** who has been at this location for over 10 years and the current owner is negotiating a 5-year lease extension.
- The remaining **2,500 SF** is vacant, offering an immediate value-add opportunity for a new owner to lease up and significantly increase the property's Net Operating Income (NOI).

Situated on a large, "L" shaped lot, the site offers over 25 dedicated parking spaces and holds potential for future development or expansion. The location is unparalleled, positioned right in the heart of Sunnyside and immediately adjacent to McDonald's and numerous other retailers, ensuring high visibility and consistent traffic flow.

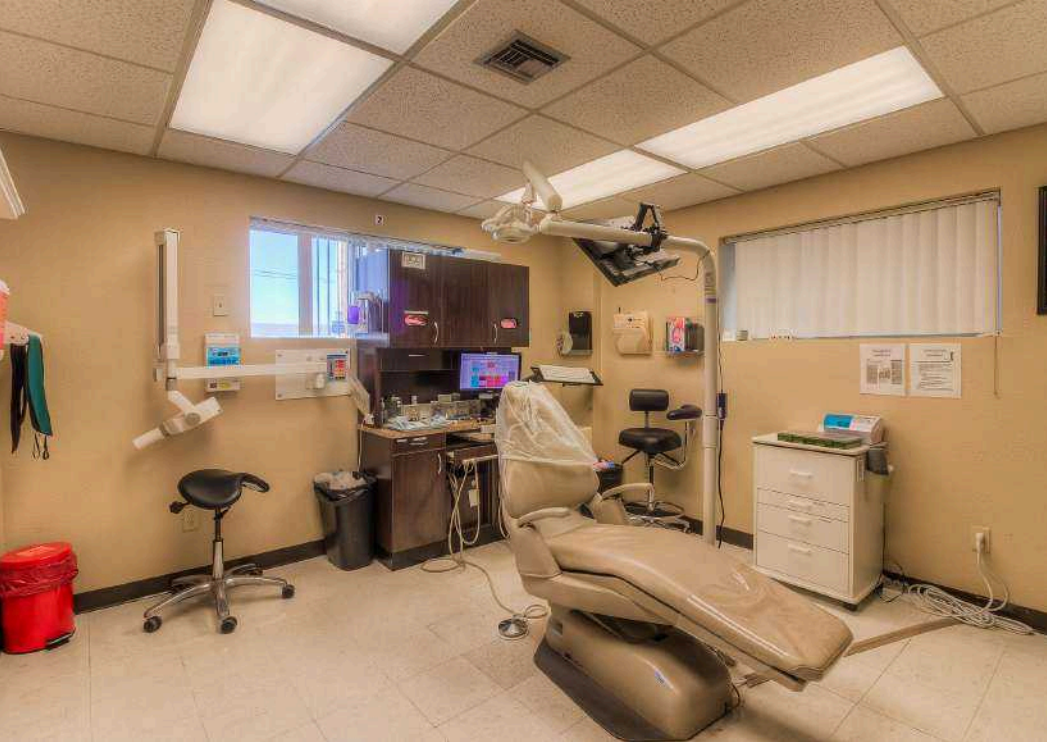
Property Details

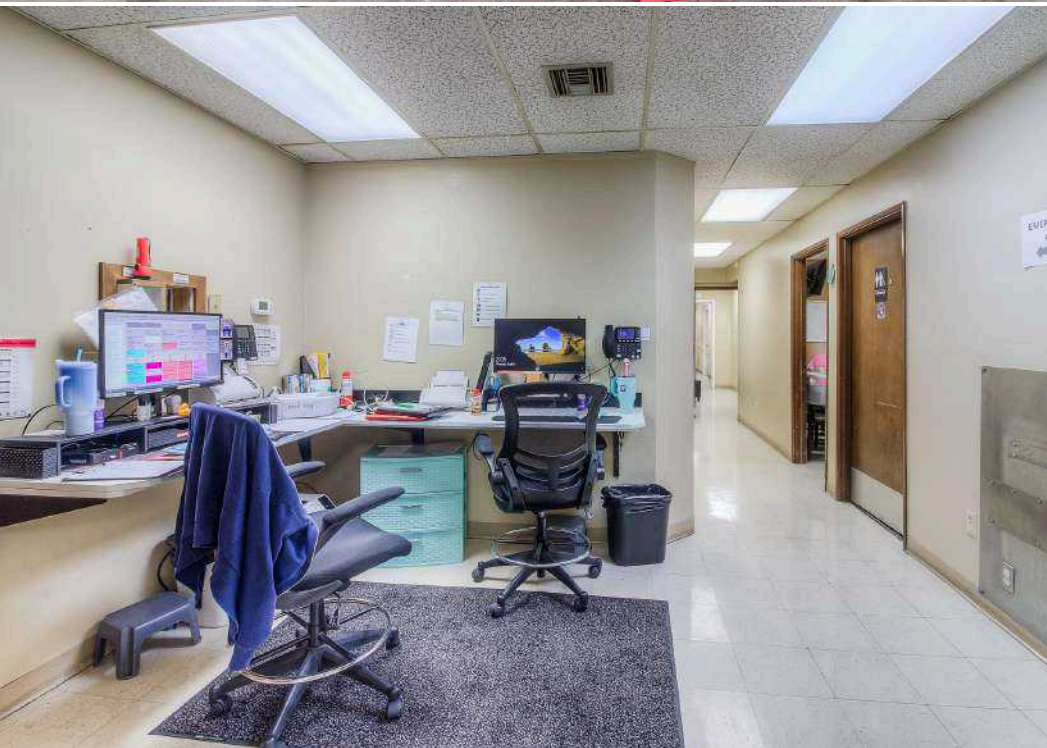
BUILDING SF	10,000 SF
LOT SIZE	0.98 AC
PARCEL #	231030-31018
ZONING	B2
YEAR BUILT	1978
PROPERTY TYPE	Office





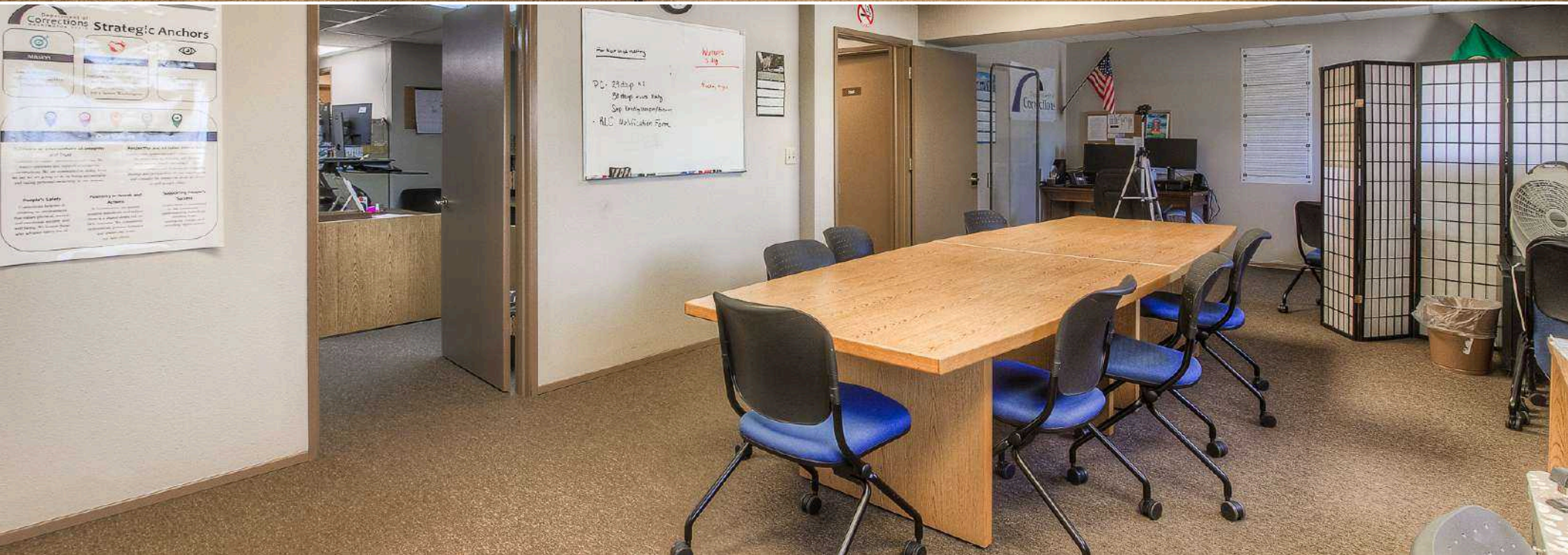










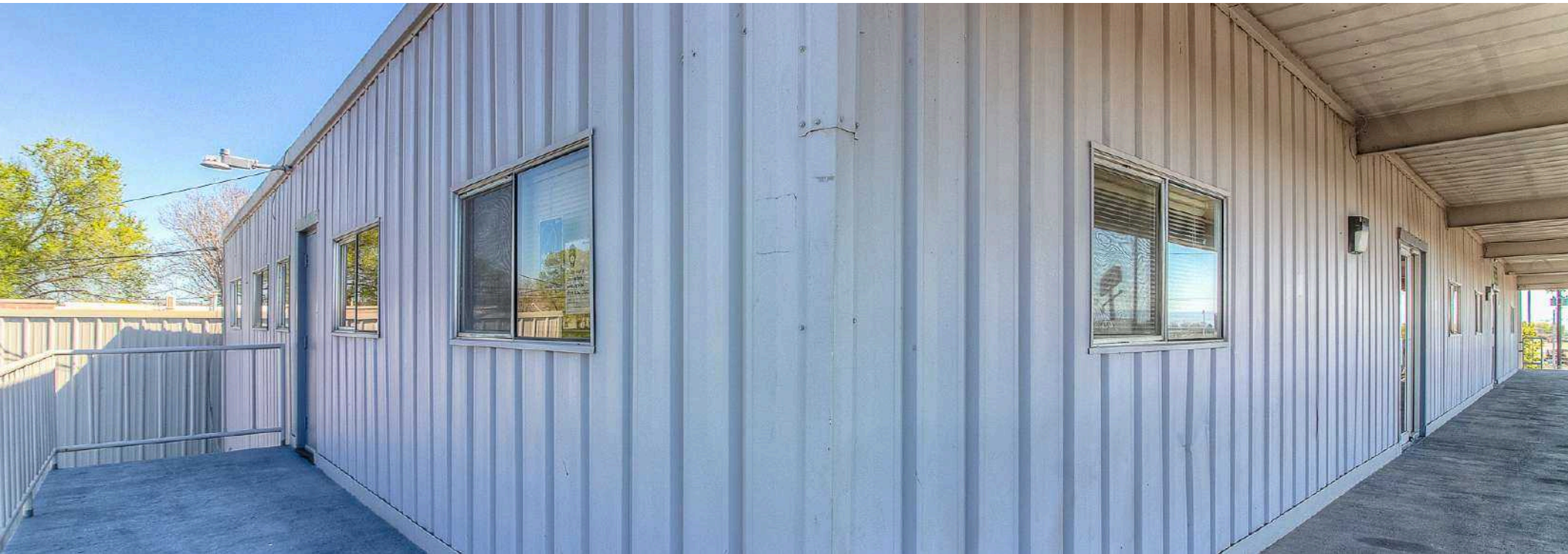


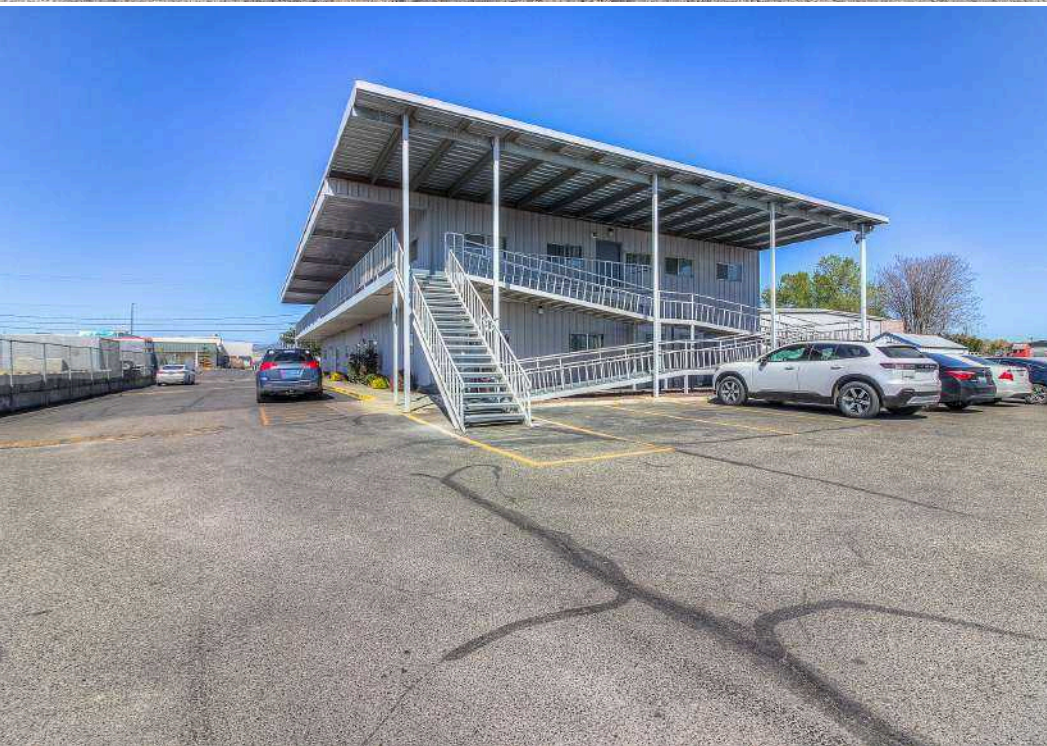












Location Overview

Positioned along East Edison Road, one of Sunnyside’s primary commercial and industrial corridors, 2201 E Edison Rd offers a versatile industrial/flex opportunity with strong visibility and access. The property benefits from direct frontage on a high-traffic arterial, providing excellent exposure for owner-users or service-oriented businesses. The site supports a range of uses including light industrial, contractor operations, storage, or distribution, with functional improvements that allow for immediate occupancy or future repositioning. Surrounded by established commercial and industrial users, the property is well-located within a stable and active submarket, making it an attractive option for both investors and owner-users seeking a well-positioned asset in the Yakima Valley region.



Demographic Highlights

Category	1 Mile	3 Mile	5 Mile
2024 Population	14,199	26,737	41,481
Annual Growth 2020–2024	-8.96%	-11.42%	-7.72%
Median Age	29.4	30.2	30.4
Bachelor's Degree or Higher	23.74%	23.91%	24.35%
Avg Household Income	\$61,753	\$64,755	\$64,909

Market Overview

The Sunnyside submarket, located within Washington's Yakima Valley, is a stable and evolving commercial corridor supported by a strong agricultural base and growing industrial activity. Historically rooted in farming and food processing, the area has expanded to accommodate a mix of industrial, flex, and service-oriented users. With direct access to Interstate 82 and key arterials like East Edison Street, Sunnyside offers efficient connectivity to Yakima, the Tri-Cities, and broader regional markets, making it a practical location for distribution, operations, and local-serving businesses.

Key Market Insights

- **Industrial & Flex Presence:** Industrial and flex properties make up a large share of Sunnyside's commercial inventory, driven by demand from agriculture, logistics, and contractor-based businesses.
- **Retail & Office Mix:** Retail and office spaces support local services, healthcare, and small businesses, creating a balanced and stable commercial environment.
- **Strategic Connectivity:** Immediate access to I-82 and strong frontage along East Edison Street provide efficient regional access and excellent visibility for businesses.
- **Economic Stability:** The local economy is anchored by agriculture, food processing, logistics, and healthcare, supporting consistent demand for commercial space.
- **Owner-User Demand:** Limited availability of functional flex and industrial properties makes well-located assets especially attractive to owner-users.
- **Value-Add Potential:** Affordable land and supportive zoning allow for repositioning opportunities and continued commercial growth within the submarket.





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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 in compliance with all applicable fair housing and equal opportunity laws.

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