

# 504 N. 40th Ave

Yakima, WA



**\$2,800,000**

**Prime Commercial Opportunity**



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## PROPERTY FEATURES

Presenting an exceptional investment opportunity ideal for an owner/user in the medical field. The 18,591 sq. ft. Family Medicine of Yakima Building is a nicely built out medical facility located in Yakima's North 40th the 2nd most travel street in Yakima. Situated on a 1.31-acre and zoned B-1 which allows for multiple uses. Plenty of parking with 70 designated parking space.

The total square footage is 18,591 sq. ft., including 12,083 sq. ft. finished ground floor, 2,730 sq. ft. finished basement, and 3,778 sq. ft. unfinished basement. The space is optimized for healthcare, featuring 27 exam rooms, a private lab, 2 procedure rooms, 7 private offices, a breakroom, conference room, and a gym. Infrastructure highlights include a metal roof, fully sprinkled interior, and reserved space for a future basement elevator. This property is currently leased to MultiCare Hospital through March 2027.



For More Information, Please Contact

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## Property Details

LOT SIZE	1.31 Acres
BUILDING SIZE	18,591 SF
ZONING	B-1

## Property Highlights

- Newly reduced pricing opportunity
- Strong visibility within established commercial corridor
- Accessible regional location
- Surrounded by retail and employment drivers
- Suitable for owner-user or investment strategies
- High-exposure positioning
- Long-term commercial growth potential
- Flexible commercial use opportunity



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