

1806 Birch St

Yakima, WA 98901

LISTING PRICE

\$900,000

SELLER FINANCING AVAILABLE



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1806 BIRCH ST

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Yakima, WA 98901

1806 Birch Street presents a flexible industrial investment opportunity in Yakima, Washington, offering four separate buildings on approximately 1.06 acres of M-1 Light Industrial land. The seller-provided property information identifies approximately 4,296 square feet of building area, four existing tenant spaces, and two dedicated fenced outdoor storage yards, creating a functional configuration for contractors, automotive-related businesses, service companies, storage users, and other light industrial operations.

The property is currently occupied by four tenants under one-year leases, providing existing income while preserving future flexibility for an investor or potential owner-user. Its combination of multiple buildings, outdoor storage, industrial zoning, and proximity to Fair Avenue, East Nob Hill Boulevard, and Interstate 82 supports a range of commercial and industrial uses. Seller financing further distinguishes the offering by providing an alternative acquisition structure for qualified buyers.

Yakima's M-1 district is intended for light manufacturing, processing, research, wholesale trade, storage, and distribution uses near major transportation infrastructure, reinforcing the property's industrial positioning. Specific proposed uses remain subject to applicable approvals.

PROPERTY DETAILS

Property Address	1806 Birch Street Yakima, WA 98901
Listing Price	\$900,000
Property Type	Multi-Tenant Light Industrial
Building Area	4,296 SF
Land Area	±1.06 Acres
Building Count	4 Buildings
Tenant Spaces	4 Existing Tenant Spaces
Occupancy	Currently Income-Producing
Lease Term	Month to Month
Zoning	M-1 Light Industrial
Outdoor Storage	2 Fenced Storage Yards
Year Built	1985
Financing	Seller Financing Available
Potential Uses	Contractor, Automotive, Service, Storage & Light Industrial

Investment Highlights

\$900,000 Offering Price

Seller Financing Available providing an alternative acquisition structure

4,296 SF Seller-Reported Building Area across four separate buildings

±1.06-Acre Industrial Site with flexible operational space

Four Existing Tenant Spaces providing current income

Two Fenced Outdoor Storage Yards supporting contractor and service uses

M-1 Light Industrial Zoning supporting a broad range of industrial activities, subject to approvals



Annual Property Operating Data

Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2027	08/2028	08/2029	08/2030	08/2031
INCOME					
Rental Income	\$88,500	\$88,500	\$88,500	\$88,500	\$88,500
Gross Scheduled Income	\$88,500	\$88,500	\$88,500	\$88,500	\$88,500
General Vacancy	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)
Gross Operating Income	\$84,075	\$84,075	\$84,075	\$84,075	\$84,075
EXPENSES					
Property Management Fee	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)
Building Insurance	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)	(\$2,500)
Grounds Maintenance	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Maintenance	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)
Repairs	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)
Taxes - Real Estate	(\$2,436)	(\$2,436)	(\$2,436)	(\$2,436)	(\$2,436)
Total Operating Expenses	(\$19,411)	(\$19,411)	(\$19,411)	(\$19,411)	(\$19,411)
Operating Expense Ratio	23.09%	23.09%	23.09%	23.09%	23.09%
Net Operating Income	\$64,664	\$64,664	\$64,664	\$64,664	\$64,664

Cash Flow Analysis

Before-Tax Cash Flow	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2027	08/2028	08/2029	08/2030	08/2031
Before-Tax Cash Flow					
Gross Scheduled Income	\$88,500	\$88,500	\$88,500	\$88,500	\$88,500
General Vacancy	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)	(\$4,425)
Total Operating Expenses	(\$19,411)	(\$19,411)	(\$19,411)	(\$19,411)	(\$19,411)
Net Operating Income	\$64,664	\$64,664	\$64,664	\$64,664	\$64,664
Loan Payment	(\$52,188)	(\$52,188)	(\$52,188)	(\$52,188)	(\$52,188)
Before-Tax Cash Flow	\$12,476	\$12,476	\$12,476	\$12,476	\$12,476
Cash-On-Cash Return	5.33%	5.33%	5.33%	5.33%	5.33%
Taxable Income					
Net Operating Income	\$64,664	\$64,664	\$64,664	\$64,664	\$64,664
Depreciation	(\$16,631)	(\$17,355)	(\$17,355)	(\$17,355)	(\$16,633)
Amortization	(\$270)	(\$270)	(\$270)	(\$270)	(\$270)
Loan Interest	(\$40,173)	(\$39,432)	(\$38,645)	(\$37,810)	(\$36,923)
Taxable Income (Loss)	\$7,590	\$7,607	\$8,394	\$9,229	\$10,838
After-Tax Cash Flow					
Before-Tax Cash Flow	\$12,476	\$12,476	\$12,476	\$12,476	\$12,476
Income Taxes	(\$2,732)	(\$2,738)	(\$3,022)	(\$3,322)	(\$3,902)
After-Tax Cash Flow	\$9,743	\$9,737	\$9,454	\$9,153	\$8,574
Cash-On-Cash Return	4.16%	4.16%	4.04%	3.91%	3.66%







1806 BIRCH ST



Community Profile

Yakima, Washington

Yakima is the principal commercial and population center of the Yakima Valley and the county seat of Yakima County. The community functions as a regional hub for agriculture, food production, healthcare, manufacturing, retail, professional services, education, government, and transportation.

The region's economic identity remains closely connected to agricultural production and processing, but its employment base is considerably broader. As of July 2026, Yakima County supported approximately 89,600 nonfarm jobs, with significant employment in education and healthcare, government, retail, manufacturing, leisure and hospitality, professional services, construction, wholesale trade, and transportation and warehousing.

For industrial users, Yakima's central location within the agricultural and commercial economy of Central Washington creates recurring demand for contractors, equipment and automotive services, warehousing, distribution, maintenance, manufacturing, and other business-to-business services.

Regional Commercial Hub

Primary business and service center for the Yakima Valley

Diverse Employment Base

Agriculture, healthcare, manufacturing, distribution, government and retail

Central Washington Connectivity

Regional access via Interstate 82 and connecting highway networks



Location Highlights

Strategic Yakima Industrial Location near established commercial and employment areas

Convenient connectivity to Fair Avenue, E Nob Hill Boulevard, and I-82

Fair Avenue serves as a major north-south connection between Downtown Yakima and southern commercial areas

Near State Fair Park and the Yakima SunDome, major regional event destinations

Fair Avenue corridor carries approximately 9,081 ADT near E Nob Hill Boulevard

Nearby E Nob Hill Boulevard provides access to one of South Yakima's principal commercial corridors

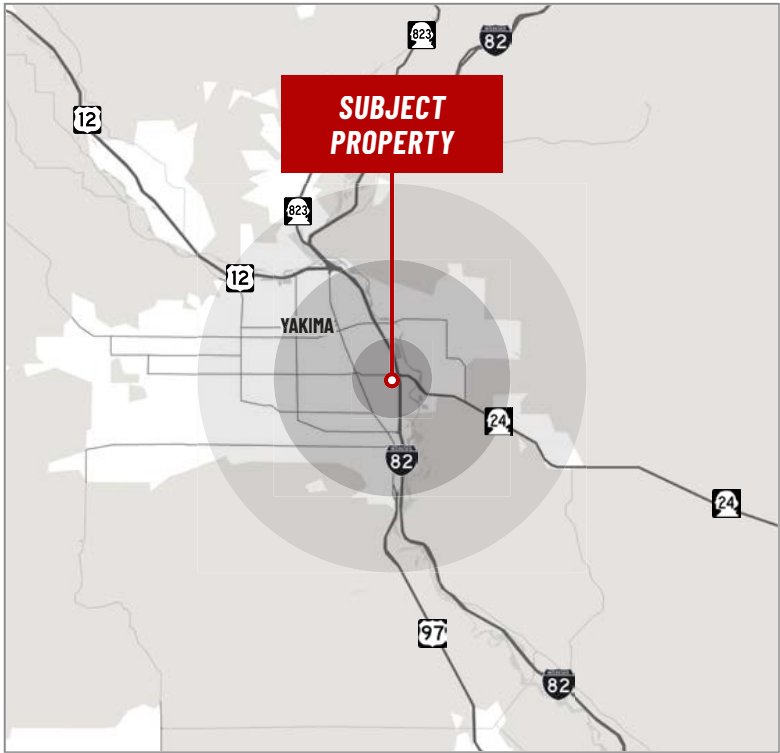
Easy regional access through Interstate 82 and the broader Yakima Valley transportation network



Demographics

The property serves a substantial surrounding Yakima trade area, with approximately 59,979 residents within three miles and 99,171 residents within five miles. The five-mile area contains approximately 35,693 households with a median household income of \$59,642.

Population is projected to increase modestly through 2030 across each measured radius. For an industrial property such as 1806 Birch Street, the surrounding population base is particularly relevant as a source of employees, customers, contractors, service businesses, and broader commercial activity.



DEMOGRAPHIC SUMMARY

POPULATION AND MEDIAN AGE

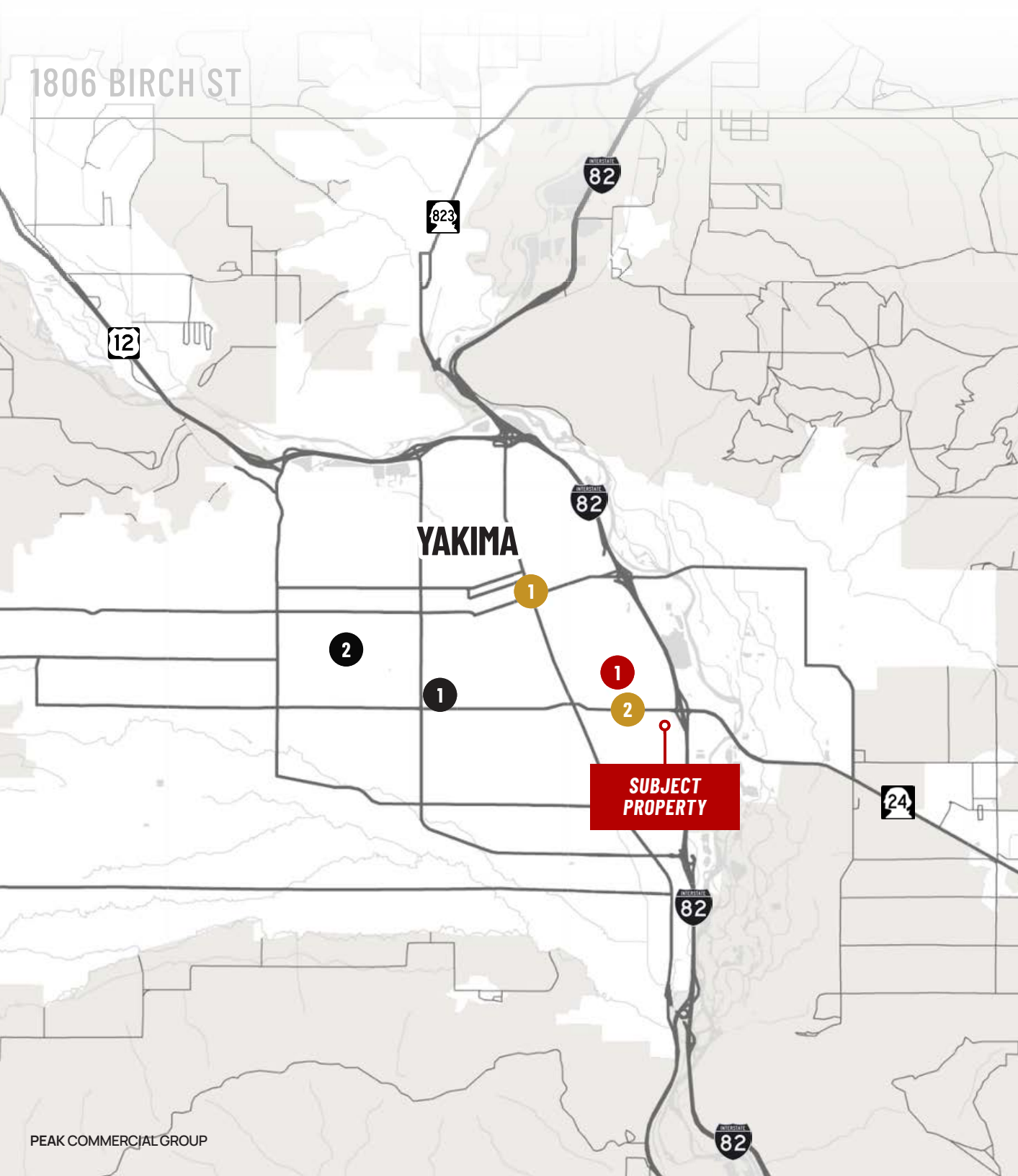
Metric	1 Mile	3 Miles	5 Miles
Population	4,893	59,979	99,171
Projected 2030 Population	4,911	60,331	99,878
Average Age	32	35	37

HOUSEHOLD INCOME & HOME VALUE

Metric	1 Mile	3 Miles	5 Miles
Median Household Income	\$49,818	\$51,828	\$59,642
Median Home Value	\$210,981	\$229,680	\$280,498

HOUSEHOLDS

Metric	1 Mile	3 Miles	5 Miles
Households	1,454	20,220	35,693
Average Household Size	3.3	2.8	2.6



Location & Demand Drivers

Regional / Event Destinations

- 1 State Fair Park
Home of the Yakima Valley SunDome & Central Washington State Fair

Yakima Valley SunDome

Employment & Institutional

- 1 Yakima Valley College
- 2 MultiCare Yakima Memorial Hospital

Commercial / Business

- 1 Downtown Yakima
- 2 E Nob Hill Boulevard Commercial Corridor

Access & Connectivity

- 82 Interstate 82
- 24 Washington State Route 24
- 823 Washington State Route 823
- 12 U.S. Route 12

1806 BIRCH ST

YAKIMA

S 1ST ST

PACIFIC AVE

2 E ADAMS ST 1

2

1

S FAIR AVE

±9,081 ADT

1

E NOB HILL BLVD

25,000+ VPD

SUBJECT
PROPERTY

82

24

24

82

Yakima Development & Investment Activity

The area surrounding 1806 Birch Street is benefiting from transportation investment and continued commercial and industrial activity. Most notably, the City of Yakima is improving the E Nob Hill Boulevard and Fair Avenue intersection, a roughly \$3 million infrastructure project involving new traffic signals and broader intersection improvements. Work was continuing as of August 2026.

Public Infrastructure Investment

- 1 Nob Hill Blvd & Fair Ave Improvements
- 2 Fair Avenue Multimodal Improvements

Industrial / Commercial

- 1 E Adams Street Development Area
- 2 Fair Avenue Industrial Corridor

Regional Economic Driver

- 1 State Fair Park / SunDome

Transportation Infrastructure

- 1 I-82 / WA-24 Interchange

Market Overview

Yakima serves as the commercial and service center of the Yakima Valley and supports a diversified regional economy encompassing agriculture, food production, manufacturing, distribution, healthcare, retail, government, and hospitality. The area’s established transportation network and concentration of industrial and commercial activity provide an operating environment well suited to contractor, service, storage, distribution, and light industrial businesses.

Current Washington Employment Security Department data reported approximately 89,600 nonfarm jobs in Yakima County in July 2026, including approximately 7,400 manufacturing jobs, 4,200 construction/mining/logging jobs, 4,200 wholesale trade jobs, and 3,900 transportation, warehousing, and utilities jobs. Education and health services represented approximately 20,800 jobs.



Key Market Insights

Established Industrial Economy

Manufacturing, construction, wholesale trade, transportation, and warehousing remain meaningful components of Yakima County’s employment base, supporting demand for functional industrial and service-oriented properties.

Regional Transportation Connectivity

Interstate 82 connects Yakima with the broader Yakima Valley and provides regional access toward the Tri-Cities and connections to Interstate 90.

Diverse Employment Base

Yakima’s economy extends beyond its agricultural foundation into healthcare, manufacturing, professional services, retail, transportation, hospitality, and government.

Flexible Industrial Zoning

M-1 zoning is specifically intended to preserve areas for light industrial activities such as light manufacturing, processing, wholesale trade, storage, and distribution.

Fair Avenue Corridor Investment

The Washington Transportation Improvement Board has awarded \$1.2 million toward Fair Avenue multimodal improvements between E Nob Hill Boulevard and Pacific Avenue. The project is currently in design, with construction targeted for 2027.

Existing Income with Future Flexibility

For 1806 Birch Street specifically, four existing tenant spaces combined with separate buildings and fenced storage areas provide both current investment utility and longer-term owner-user flexibility.



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