



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.*

PUBLISHED RESERVE: \$25,000

LAST ASKING: \$55,000

SIZE: 31,363± Square Foot Site

ZONING: Commercial (GC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

**DESCRIPTION:** This 31,363± square foot commercial development site is located in the city of Yakima, near the Valley Mall. This commercial corridor has seen the recent development of a number of retail users located along South First Street. The property has shared access from South First Street with an adjoining McDonald's Restaurant. There is a deed restriction for a fast food restaurant. (Please see Supplemental Information Package.) The General Commercial Zoning designation allows for a wide range of retail and office uses. All utilities are available to the property.

**LOCATION:** 2332 South First Street, Yakima, Washington, Yakima County Parcel Number: 191332-32436