

FOR SALE - $375,000

4813 TIETON DR

YAKIMA, WA 98908

PROPERTY DETAILS

Address	4813 Tieton Dr
City, State, Zip	Yakima, WA 98908
Pricing	$375,000
Building Size	Approx. 2,920 SF (office/retail)
Storage Shed	460 SF secure enclosed (separate)
Lot Size	0.11 acres
Units	3 office/retail units
Zoning	B2 Local Business
Parcel Number	181321-44508
Location	Corner of S 49th Ave & Tieton Dr
Current Use	Office / Retail
Financing	Seller financing available

PROPERTY HIGHLIGHTS

- **Three Units (~2,920 SF):** Front 1,150 SF plus a secure enclosed 460 SF storage shed (shed labeled separate); middle 750 SF; rear 660 SF.
- **In-Place Rents:** Front $1,173/mo plus $260/mo storage (month-to-month); middle $650/mo (month-to-month); rear $632/mo (lease through Sep 2028).
- **Corner Visibility:** High-visibility corner of S 49th Ave & Tieton Dr.
- **Zoning:** B2 Local Business.
- **Seller Financing:** Available.



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4813 TIETON DR, YAKIMA, WA 98908

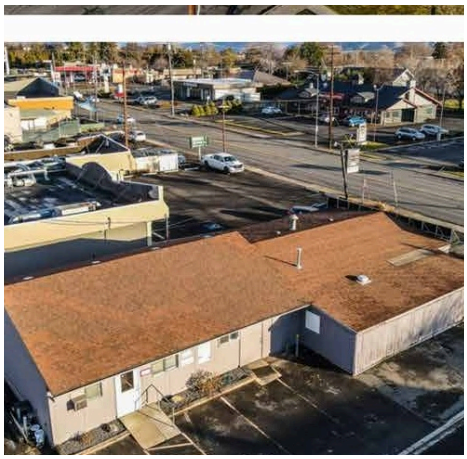
PROPERTY SUMMARY

THREE-UNIT OFFICE/RETAIL ON A HIGH-VISIBILITY WEST YAKIMA CORNER. 4813 Tieton Dr, Yakima, WA 98908, is an approximately 2,920 SF office/retail property configured in three units on a 0.11-acre parcel (Parcel 181321-44508), offered at $375,000. Zoning is B2 Local Business. The property sits at the corner of S 49th Ave & Tieton Dr with high visibility. Seller financing is available.

Front unit: 1,150 SF plus a secure enclosed 460 SF storage shed — leased at $1,173/month plus $260/month for storage, month-to-month. Middle unit: 750 SF — leased at $650/month, month-to-month. Rear unit: 660 SF — dog grooming tenant at $632/month, lease through September 2028. (Unit SF figures are listed separately from the stated approximate 2,920 SF total; the 460 SF shed is labeled separate and is not added into that total.)











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