

920 W Ahtanum Road

Union Gap, WA 98903



For More Information, Please Contact

Russ Roberts, CCIM

Certified Commercial Broker

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Peak Commercial Group
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PROPERTY DESCRIPTION

This versatile industrial property in Union Gap offers two 5,000 SF buildings plus a $\pm 28,000$ SF warehouse, providing nearly 40,000 SF of functional space for service, repair, storage, or distribution. With nine roll-up doors, expansive yard area, and secure fencing, the property is designed to accommodate a variety of industrial and commercial uses. Its prime location on W Ahtanum Road places it along a high-visibility corridor adjacent to the railway, creating excellent connectivity for transportation, logistics, or heavy service operations.

Property Details	
Address	920 W Ahtanum Road
City, State, Zip Code	Union Gap, WA 98903
Pricing	\$950,000
Building Size	Two 5,000 SF buildings plus one $\pm 28,000$ SF warehouse
Lot Size	2.45 AC
No. of Roll-Up Doors	9
Utilities	Public water, sewer, electricity, and gas available
Feature	Building could possibly be serviced by rail.
Zoning	Light Industrial



FOR SALE
920 W AHTANUM RD, UNION GAP, WA 98903

INVESTMENT HIGHLIGHTS

Situated on W Ahtanum Road in Union Gap, this property offers exceptional exposure in a well-established commercial and industrial corridor. The site's proximity to major Yakima Valley transportation routes, the railway line, and nearby retail and service businesses makes it a strategic choice for companies needing visibility, access, and functionality. Union Gap continues to serve as a central hub for commerce and distribution in Yakima County, positioning this property as a strong investment or owner-user opportunity.





FOR SALE
501 STOVER RD GRANDVIEW, WA 98930



NEARBY ESTABLISHMENTS





RUSS ROBERTS, CCIM

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BIOGRAPHY

As a Certified Commercial Investment Member, or CCIM, I use my knowledge and skills to help clients achieve their financial goals through precise financial analysis and honest risk assessment on properties.

I received my license when I was 18 following in the footsteps of my mother, who was a residential realtor where I grew up in Big Bear Lake, California. During college, I worked as a licensed assistant for a broker, while I earned a degree in financial planning with a minor in real estate.

After college, I spent a few years at an escrow company in San Diego. It was there that I really learned the backend of the business. For the next thirteen years, I focused on financial planning but I always loved and missed real estate.

When I moved to Yakima from San Diego, I decided to get back into real estate. With my financial background, commercial real estate became the best of both worlds.

As a broker, I believe in over servicing my clients by actually answering the phone or returning calls before the end of business day. Respecting clients as people and respecting their time has been key to my success for nearly two decades.

WHO WE ARE

At Peak Commercial Group, we are a trusted name in commercial real estate. With expertise, integrity, and exceptional service at our core, we provide tailored solutions for our clients. From property acquisitions to lease negotiations and property management, we deliver outstanding results. Our client-centric approach emphasizes open communication, transparency, and a relentless pursuit of excellence. Address commercial real estate needs and experience with us the difference of working with a team driven by your success.

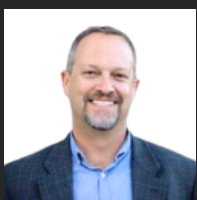
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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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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