

BY PROPERTY OWNER PRESENTS

YAKIMA LEGAL CENTER OFFICE SUITE

303 East "D" St., Yakima, WA. 98901 Condo Suite #2



YAKIMA LEGAL CENTER

BUILDING FEATURES

CONDO OFFICE FACILITY SUITE # 2A - 2-B

For Sale \$228,000

- ✦ Legal or General Office Space
- ✦ Next To Downtown area and Courthouse
- ✦ Convenient Free Parking 50 spaces / Ground Floor
- ✦ Main Street Exposure on Bus Route
- ✦ Additional Vacant Parking Lot
- ✦ Parcel # 19131833501

Suite # 2 Available to owner user or Lease.

Suite # 2B Leased to Aug 2008 with 4% CPI

OWNER USER OR INVESTMENT

- ✦ Suite 2-B pays \$1,043 month
- ✦ Condo Dues Include Electrical, Janitor, common area upkeep also Parking area maintained and property Insurance for \$ 621.
- ✦ 2008 Property Taxes \$1,867.55
- ✦ Ownership includes shared use of Board Room
- ✦ Impressive common area enclosed hallways.
- ✦ On site storage unit
- ✦ New HAVC Unit just Installed

For More Information Contact



PROPERTIES

PO BOX 949 MUKILTEO, WA. 98275

www.leasing-realestate.com



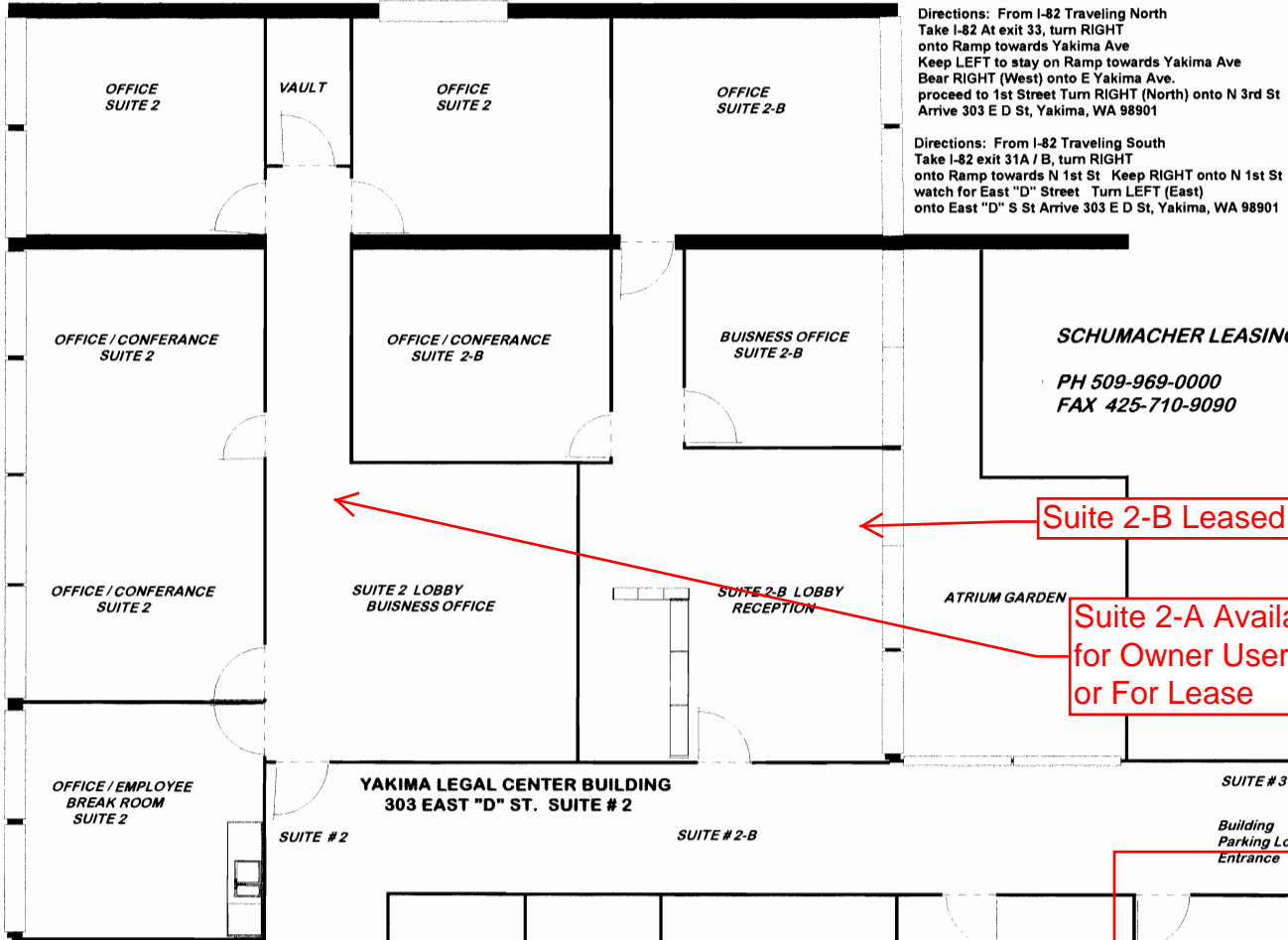
JIM or BENITA SCHUMACHER

E-Mail Jim@Leasing-Realestate.com

Yakima Ph 509-969-0000 Fax 509-248-1050
Seattle Ph 206-715-9000 Fax 425-710-9090



* The Information contained herein has been obtained from sources deemed reliable but is not guaranteed.



Directions: From I-82 Traveling North
 Take I-82 At exit 33, turn RIGHT
 onto Ramp towards Yakima Ave
 Keep LEFT to stay on Ramp towards Yakima Ave
 Bear RIGHT (West) onto E Yakima Ave.
 proceed to 1st Street Turn RIGHT (North) onto N 3rd St
 Arrive 303 E D St, Yakima, WA 98901

Directions: From I-82 Traveling South
 Take I-82 exit 31A / B, turn RIGHT
 onto Ramp towards N 1st St Keep RIGHT onto N 1st St
 watch for East "D" Street Turn LEFT (East)
 onto East "D" S St Arrive 303 E D St, Yakima, WA 98901

SCHUMACHER LEASING
 PH 509-969-0000
 FAX 425-710-9090

Suite 2-B Leased

**Suite 2-A Available
 for Owner User
 or For Lease**

**YAKIMA LEGAL CENTER BUILDING
 303 EAST "D" ST. SUITE # 2**

SUITE # 2 SUITE # 2-B SUITE # 3

Building
 Parking Lot
 Entrance

Building Front
 South Entry

Building
 Restrooms

Building
 Restrooms

Building
 Conference Room
 AVAILABLE FOR
 ALL TENANTS
 USE

Storage Space
 For Suite # 2