

# YELM MATTRESS RANCH

412 E YELM AVE | YELM, WA

FOR SALE

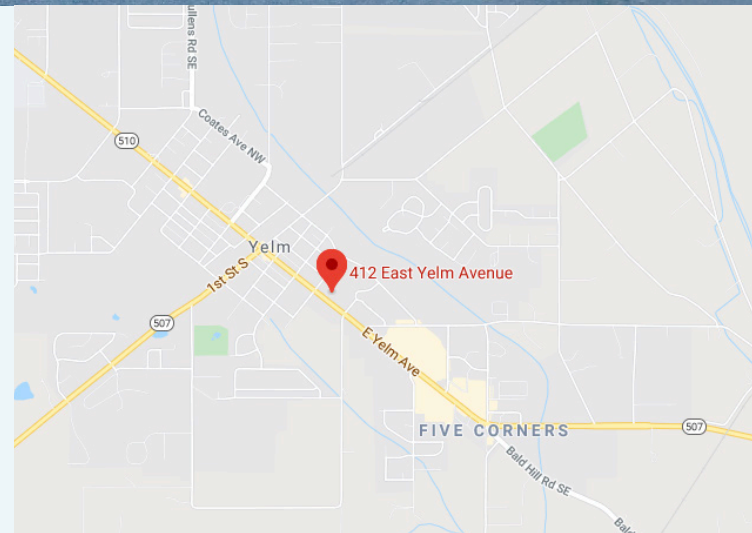
**\$950,000**  
SALE PRICE

## GREAT INVESTMENT/OWNER-USER BUILDING



### PROPERTY INFO

Available:	5,310 SF Building
Land Size:	1.49 Acres
Zoning:	C-1 Commercial
Loading:	3 Grade-level doors
Clear Height:	14'
Features:	<ul style="list-style-type: none"><li>• Great shop space</li><li>• Fenced, level yard</li><li>• Great location, street frontage on Yelm Ave</li></ul>



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All square footage references are approximate.  
The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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NEIL WALTER  
COMPANY



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