1008 S YAKIMA AVE

TACOMA, WA 98405

FOR SALE

$2,600,000

100% LEASED VALUE-ADD INVESTMENT | FUTURE OWNER-USER POTENTIAL



NEIL WALTER COMPANY

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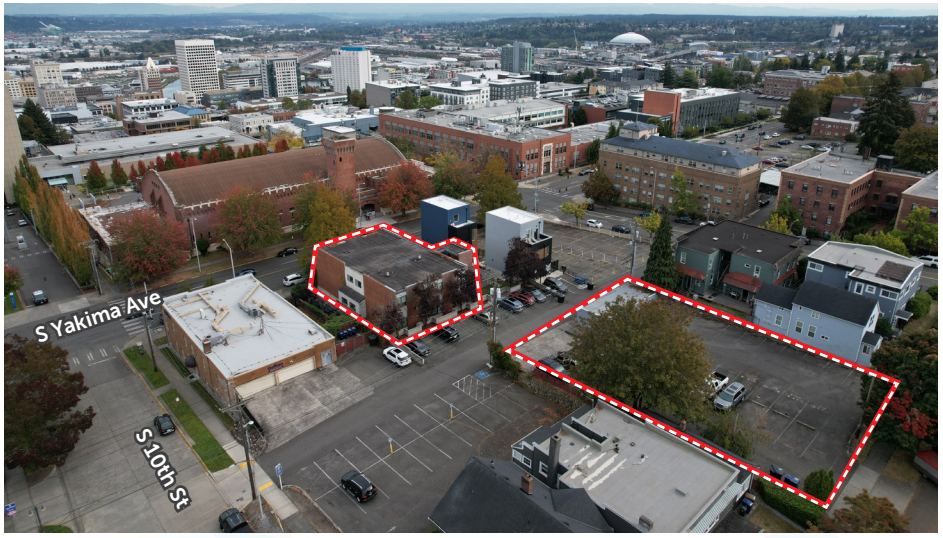
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Building Size	Site/Parcel Information	Tenant/Rent Info	Tax Parcels
6,696 SF Total 3 Stories Built in 1971	0.60 Acres Office building is on 13,000 SF of land and adjacent development parking lot with the five (5) storage garages is 13,000 SF of land.	100% Leased to four (4) office Tenants on Gross leases. October 2026 monthly rent: $15,379.00	1014 Yakima Ave — 2010160050 & 2010160040 1008 Yakima Ave — 2010160030 1013 S I St — 2010170040 1009 S I St — 2010170030

INVESTMENT HIGHLIGHTS

100% leased, providing immediate in-place cash flow	Value-add opportunity with longer-term owner-user potential	Abundant on-site and adjacent paved parking for income or future development	Five (5) storage garages provide additional utility and income potential	Centrally located with convenient access to downtown Tacoma, medical facilities, and major transportation corridors





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1008 S Yakima Avenue presents a unique opportunity to acquire a fully leased Tacoma office investment with significant long-term flexibility. The property consists of a three-story, approximately 6,696 SF office building together with an adjacent paved parking and storage garage property, providing an above-standard amount of parking and supplemental utility for an urban office asset. The building is currently 100% occupied by four office tenants, offering immediate income while providing potential for future owner-user occupancy and additional value creation over time. Multiple tax parcels further enhance flexibility, and ownership will consider the sale of the office building and adjacent parking/storage parcels separately.







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