

**FOR SALE**

**NET LEASED RETAIL CENTER  
 CHATTAROY, WA**

4211 E Westwood Ave Chattaroy, WA 99003

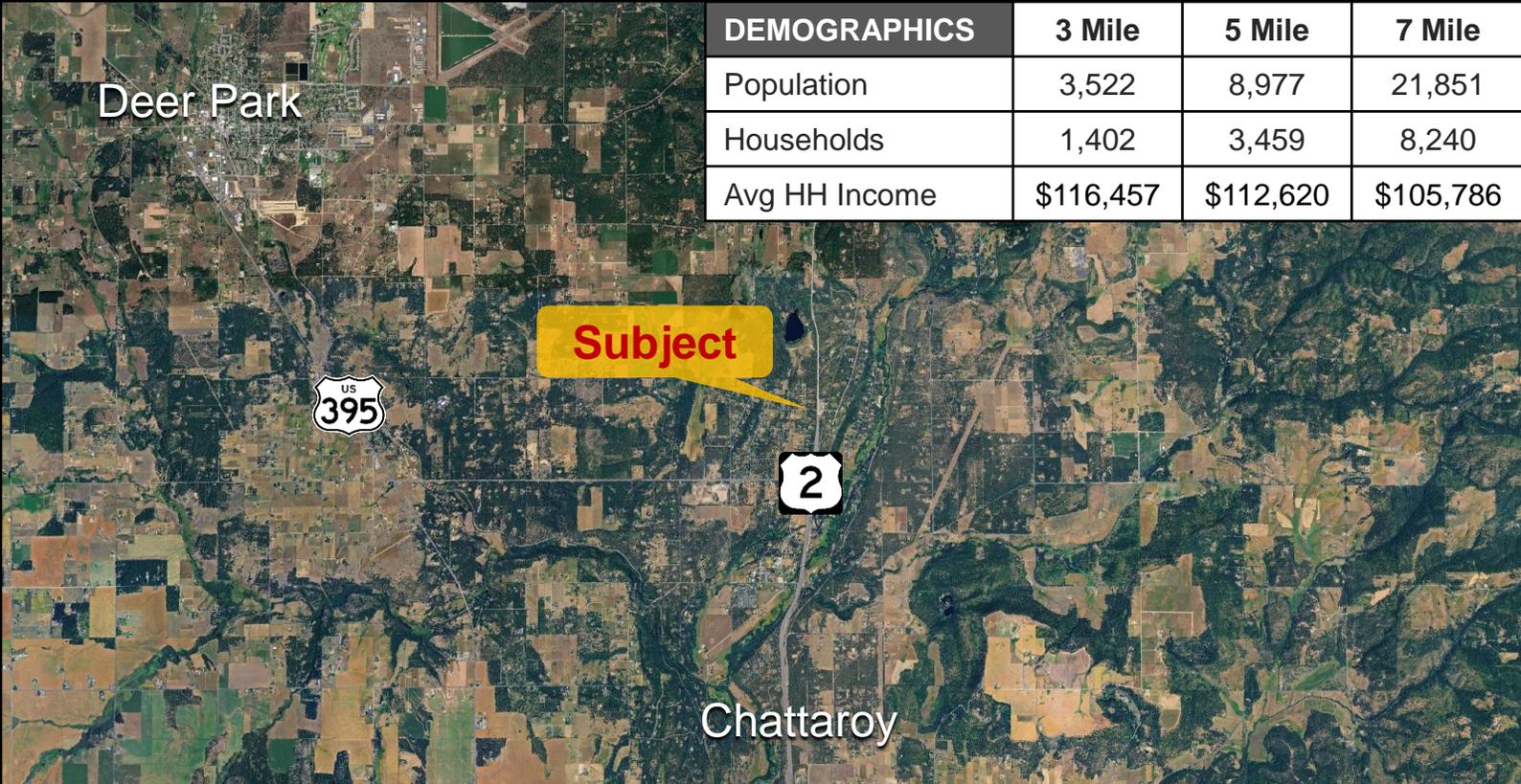
SPACE INFO		Highlights
Sales Price	<b>\$775,000.00</b>	<ul style="list-style-type: none"> <li>• Net Leased investment opportunity.</li> <li>• Excellent frontage on Highway 2.</li> <li>• Tenant Whiskey Glass Restaurant and Bar pays 85% of property taxes and insurance. Lease goes through October 2027. The space has new HVAC installed and a new walk-in cooler.</li> <li>• Tenant Sienna Studio Salon is month to month.</li> </ul>
NOI	\$58,800 / year	
CAP Rate	7.59%	
Building Size	6,400 ± SF	
Lot Size	2.37 Acres	



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DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
Population	3,522	8,977	21,851
Households	1,402	3,459	8,240
Avg HH Income	\$116,457	\$112,620	\$105,786



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