## N Mullan Retail Center

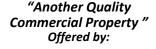
1300-1312 N Mullan Rd, Spokane Valley, WA 99206
For Sale | 13,419 SqFt | NNN | 100% Occupied



Easy Access to I-90 | On Main Thoroughfare In Rapidly Growing Spokane Valley

Asking Price \$2,800,000 6.4% CAP Actual Data NNN Leases 100% Occupied

Additional Information Please Call: (509) 842-2672







Karla Kaley
PhD, CCIM, Des. Broker
(509)842-2672

- 13,419 SqFt Retail Center, 1 Building, 0.98 acres
- Premium Spokane Valley Location, Easy I-90
   Access, High Visibility, 20,000+ VDT, Superior
   Parking @ 4.2/1000, Convenient Ingress/Egress
   (3 curb cuts), New Roof, Paint & Parking Surface
- All Ground Floor Suites w/ ADA Parking & ADA Compliant Restrooms, Front & Rear Access to Suites, Corner Property
- Gas Forced Air Heat, Electric Utilities | Separately Metered
- Excellent Signage | Pylon & Building, Lighted
- Shadow Anchored by National Tenants | Rite Aid ACE Hardware, Holiday & Fairfield Inns, Union 76, Little Caesars, CENEX, Eden Home Health

Note: Listing Agent has an ownership interest in Property



## KPS Realty, LLC

15704 E Sprague Ave Spokane Valley, WA 99037 Ph: (509) 842-2322 Fx: (509) 893-2202 Sales@KPSOnline.net www.kpsonline.net



All data/values are provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 10/15/2022)