



# Hot Rods Auto & Boat Detail



**2624 N Monroe St**

**SPOKANE, WA 99205**

**PRESENTED BY:**

**ANDREW KEEF**

O: 509.321.2000

[andrew.keef@svn.com](mailto:andrew.keef@svn.com)

WA #23007080

## PROPERTY SUMMARY

### HOT RODS AUTO DETAIL

2624 N MONROE  
SPOKANE, WA 99205

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$499,000
<b>BUILDING SIZE:</b>	3,216 SF
<b>LOT SIZE:</b>	4,000 SF
<b>ZONING:</b>	CC2

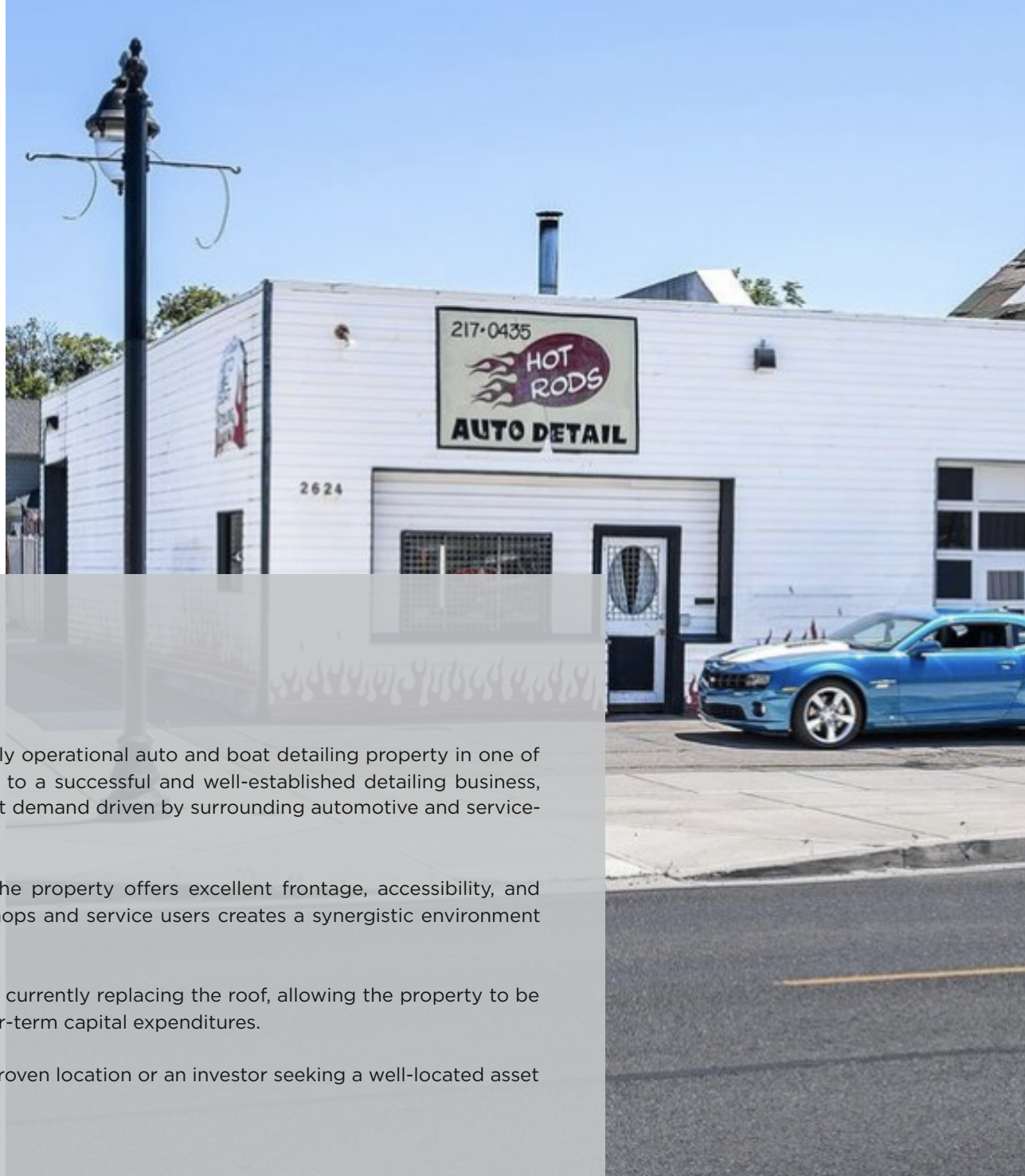
## PROPERTY SUMMARY

2624 N Monroe St presents a rare opportunity to acquire a fully operational auto and boat detailing property in one of Spokane's most active commercial corridors. Currently home to a successful and well-established detailing business, the property benefits from strong walk-in traffic and consistent demand driven by surrounding automotive and service-related businesses.

Positioned on a prominent corner along N Monroe Street, the property offers excellent frontage, accessibility, and exposure. The site's location within a dense cluster of auto shops and service users creates a synergistic environment that supports continued business success.

In addition to its strong operational fundamentals, the seller is currently replacing the roof, allowing the property to be delivered with a new roof at closing, significantly reducing near-term capital expenditures.

This offering is ideal for an owner-user looking to step into a proven location or an investor seeking a well-located asset with strong underlying demand drivers.



## PROPERTY HIGHLIGHTS

- Established and successful auto detailing location
- Excellent corner visibility with 40' Monroe frontage / 100' Chelan frontage
- Located in a dense automotive service corridor
- Consistent walk-in traffic and local customer base
- New roof eliminates near-term capital expense
- Flexible CC2 zoning allowing multiple commercial uses



**NEW ROOF TO BE  
COMPLETED PRIOR  
TO CLOSING**



**PROVEN AUTO  
DETAILING  
LOCATION**

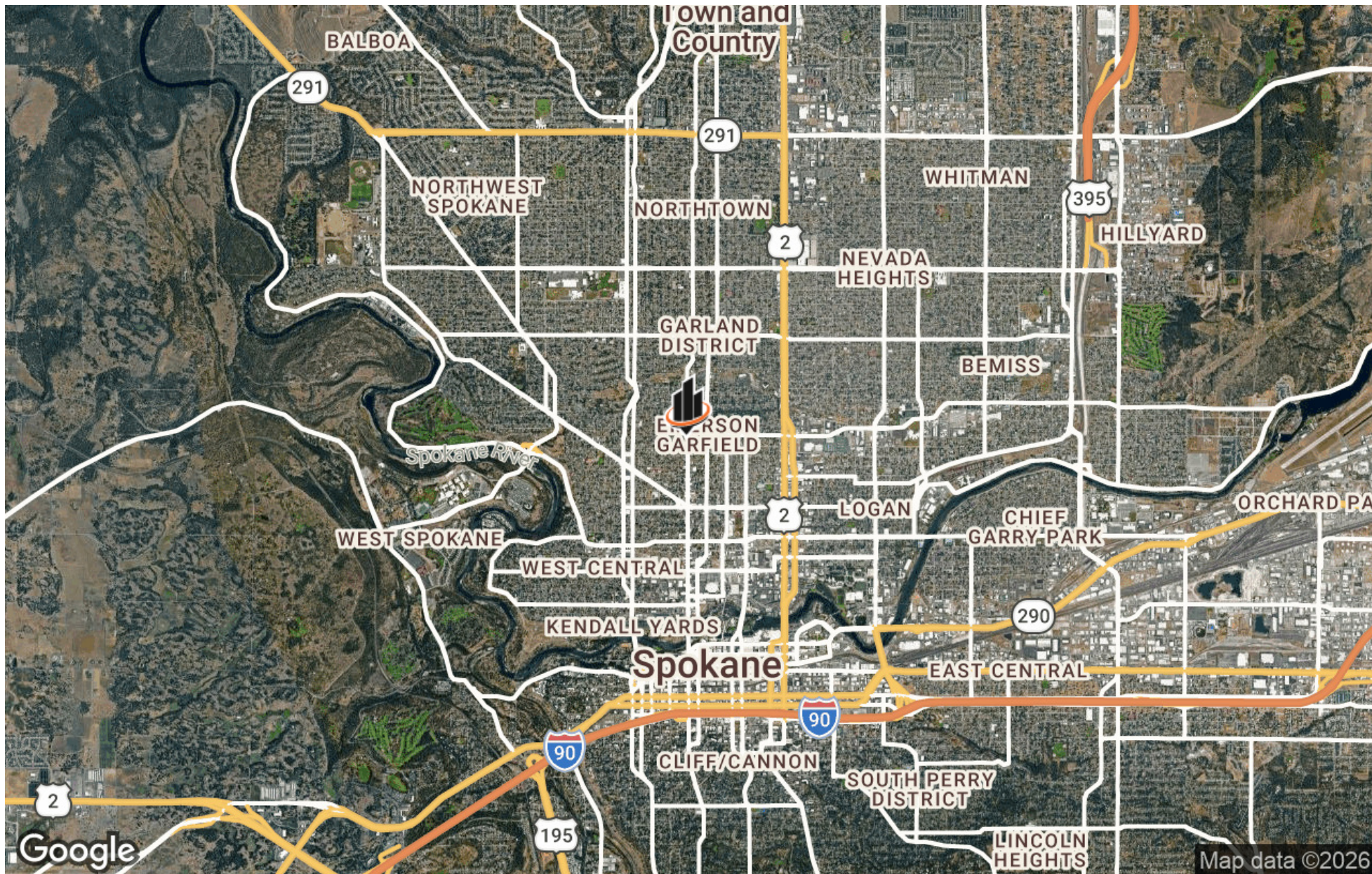


**HIGH VISIBILITY  
CORNER LOT ON N  
MONROE**

# FRONTAGE ALONG ESTABLISHED COMMERCIAL CORRIDOR



# LOCATION MAP



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,594	64,907	130,742
AVERAGE AGE	36.9	36.2	36.6
AVERAGE AGE (MALE)	37.8	36.1	36.2
AVERAGE AGE (FEMALE)	36.7	36.3	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,038	26,666	55,267
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$70,681	\$74,914	\$74,658
AVERAGE HOUSE VALUE	\$311,225	\$290,442	\$290,988

2023 American Community Survey (ACS)





## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

1311 N. WASHINGTON STREET  
SUITE D  
SPOKANE, WA 99201



[HTTP:SVNCORNERSTONE.COM](http://svncornerstone.com)