

NNN INVESTMENT OPPORTUNITY

# 9507 E SPRAGUE AVE

9507 E SPRAGUE AVE, SPOKANE VALLEY | WA 99206



**Tok**

OFFERING PRICE

COMMERCIAL

**\$1,375,000**



**DON CRAWFORD**

208.660.1207 / don@tokcommercial.com

**BRENNEN CRAWFORD**

208.449.16952 / brennen@tokcommercial.com



# OFFERING DETAILS

property address	
property description	<b>NNN Investment Opportunity</b>
building size	<b>6,584 Sq. Ft.</b>
lot size	<b>0.8 AC</b>
parking	<b>37 Stalls</b>
sale price	<b>\$1,375,000 [\$209/SF]</b>
net operating income	<b>\$98,760</b>
blended cap rate	<b>7.63%</b>
occupancy	<b>100%</b>

- NNN Investment Opportunity.
- Very strong, long-term tenant in place.
- New 5-year lease with option to extend.
- Building completely updated.
- Several building efficiency upgrades including HVAC.
- Extra .5 acre lot included with the sale.



**LARGE LOT WITH PRIVATE PARKING**

**SITE**

**5,694 VPD**



# TOK

COMMERCIAL

## SURROUNDED BY THRIVING RETAILERS & SERVICES



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FULL  
OFFERING  
MEMORANDUM



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