NNN INVESTMENT OPPORTUNITY

9507 E SPRAGUE AVE

9507 E SPRAGUE AVE, SPOKANE VALLEY | WA 99206

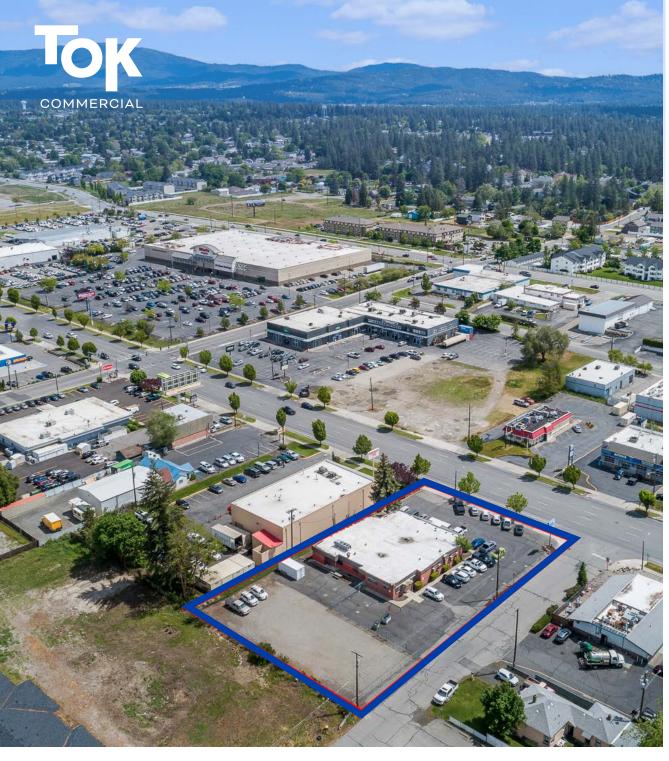


OFFERING PRICE

COMMERCIAL



DON CRAWFORD 208.660.1207 / don@tokcommercial.com **BRENNEN CRAWFORD** 208.449.16952 / brennen@tokcommercial.com \$1,375,000



OFFERING DETAILS

property address

property description NNN Investment Opportunity

building size 6,584 Sq. Ft.

lot size 0.8 AC

parking 37 Stalls

sale price \$1,375,000 [\$209/SF]

net operating income \$98,760

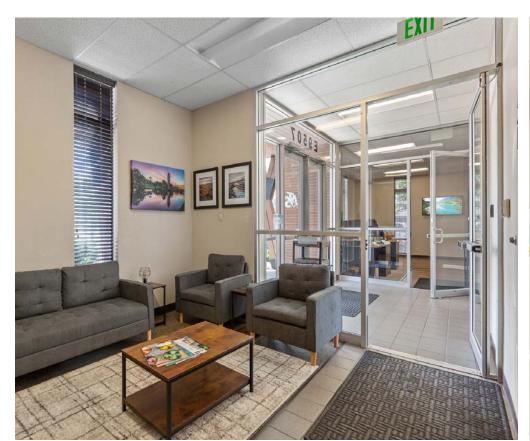
blended cap rate 7.63%

occupancy 100%

- NNN Investment Opportunity.
- Very strong, long-term tenant in place.
- New 5-year lease with option to extend.
- Building completely updated.

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- Several building efficiency upgrades including HVAC.
- Extra .5 acre lot included with the sale.

















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FULL OFFERING MEMORANDUM



CLICK HERE TO ACCESS %

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COMMERCIAL