

FOR SALE



OWNER - USER / INVESTMENT SALE UNIVERSITY DISTRICT MEDICAL BLDG

SALE PRICE: \$8,600,000.00

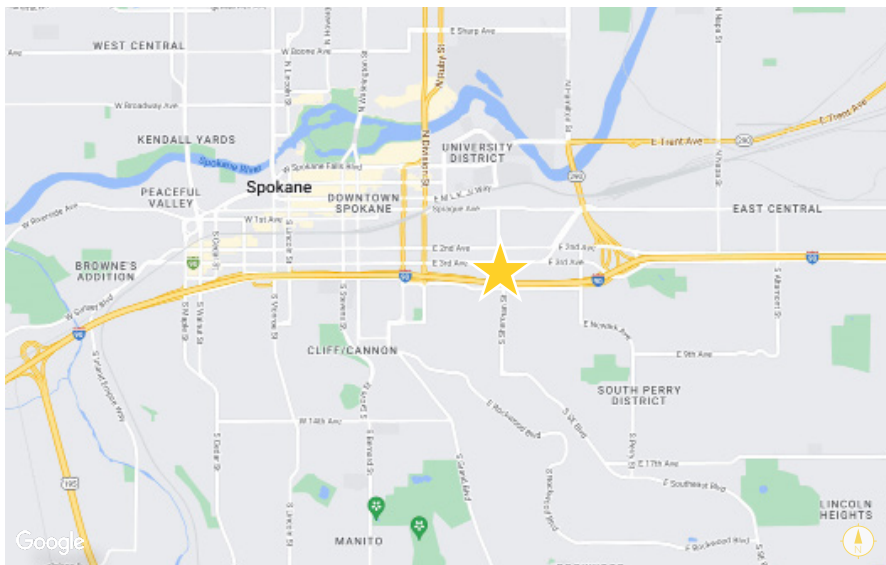
Vacancy Rate: 7% (proforma)
NOI: \$569,392.00 (proforma)
CAP Rate: 6.5% (proforma)

**For showings & financial information, please contact the listing Broker*

SHERMAN MEDICAL PLAZA

324 S. Sherman Street
Spokane, WA 99202

**View
Location**



KIEMLEHAGOOD.COM

STEVE MCINTOSH, BROKER

509.755.7546

sjm@kiemlehagood.com

**KIEMLE
HAGOOD**



PARCEL NUMBERS:
35202.3134 & 35202.3106

Total Building Size: ± 21,895 SF (2 buildings; 2 floors)
Total Lot Size: ± 58,374 SF (1.34 ac)
Property Type: Medical Building
Year Built: 2004 / 2014

SHERMAN MEDICAL PLAZA

324 S. Sherman Street
Spokane, WA 99202

The property consists of two (2) buildings containing 20,695 SF of net rentable space. The main building is 18,160 SF and the aesthetics spa building contains 2,535 SF. The property is situated on a 58,374 SF (1.34 acre) site.

The Owner of the building, Spokane Dermatology and Werschler Aesthetics, intend to sell and lease back a majority of the Premises. They have a long time, highly respected Dermatology practice.

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MAIN BUILDING PHOTOS

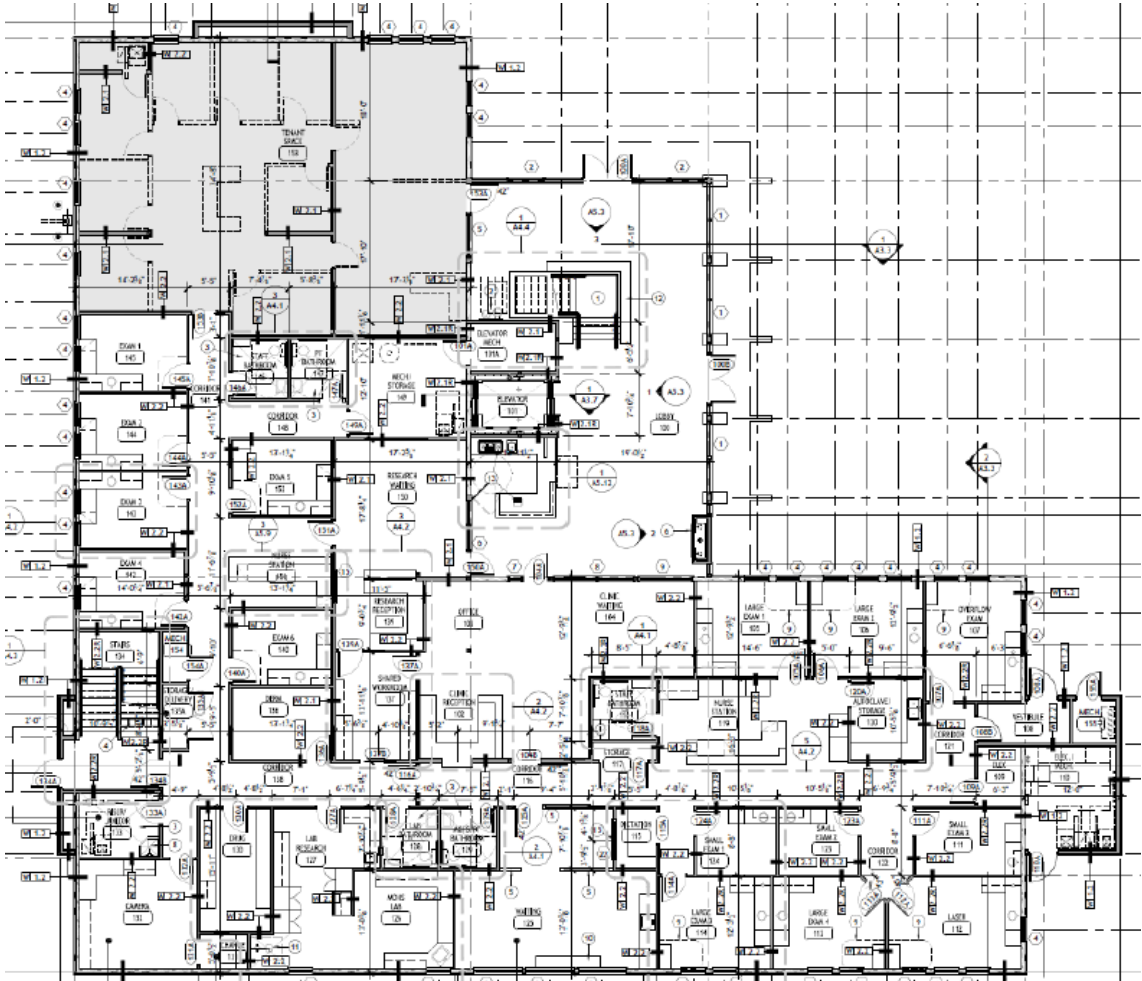




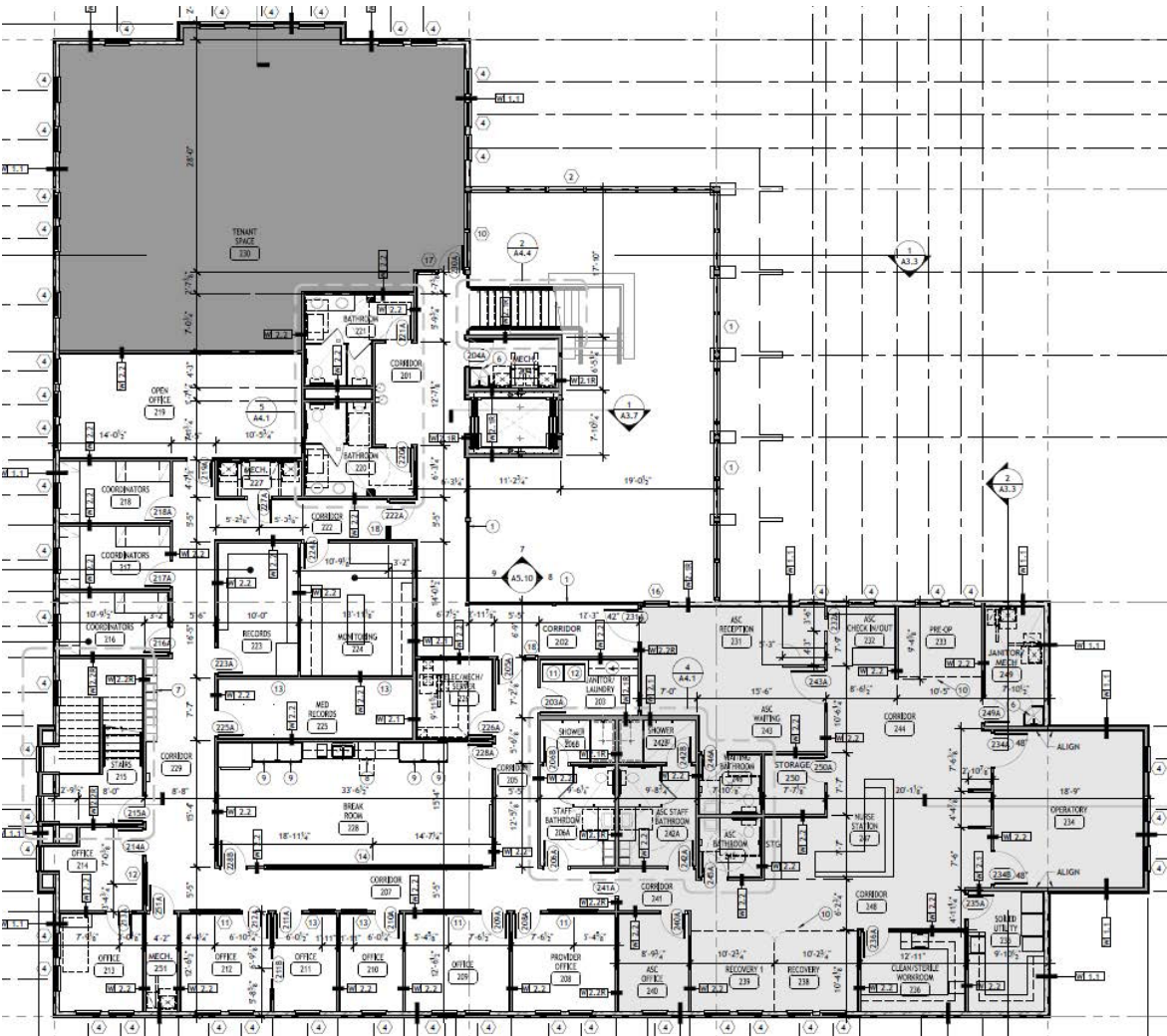
AESTHETICS SPA BUILDING



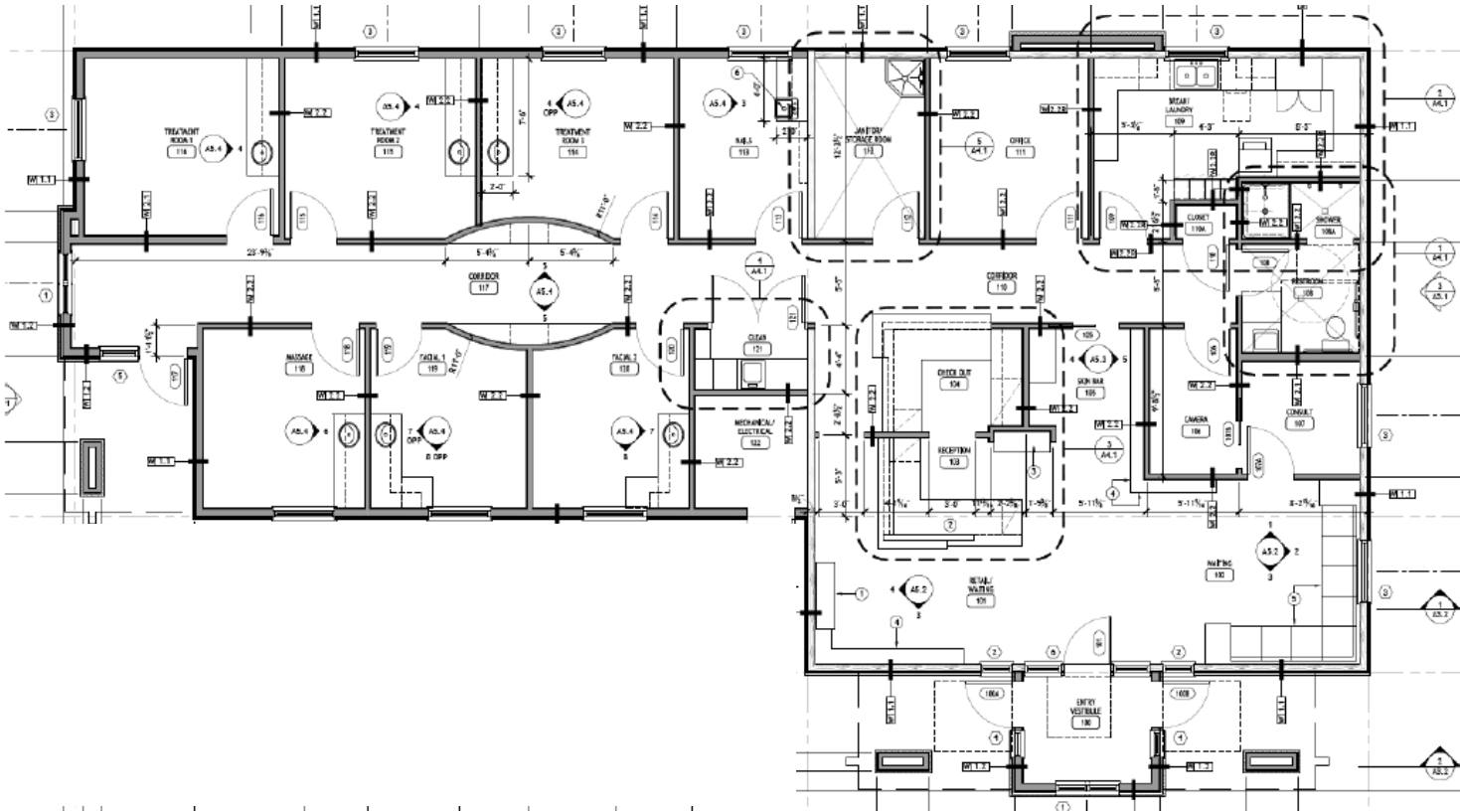
MEDICAL OFFICE
LEVEL 1



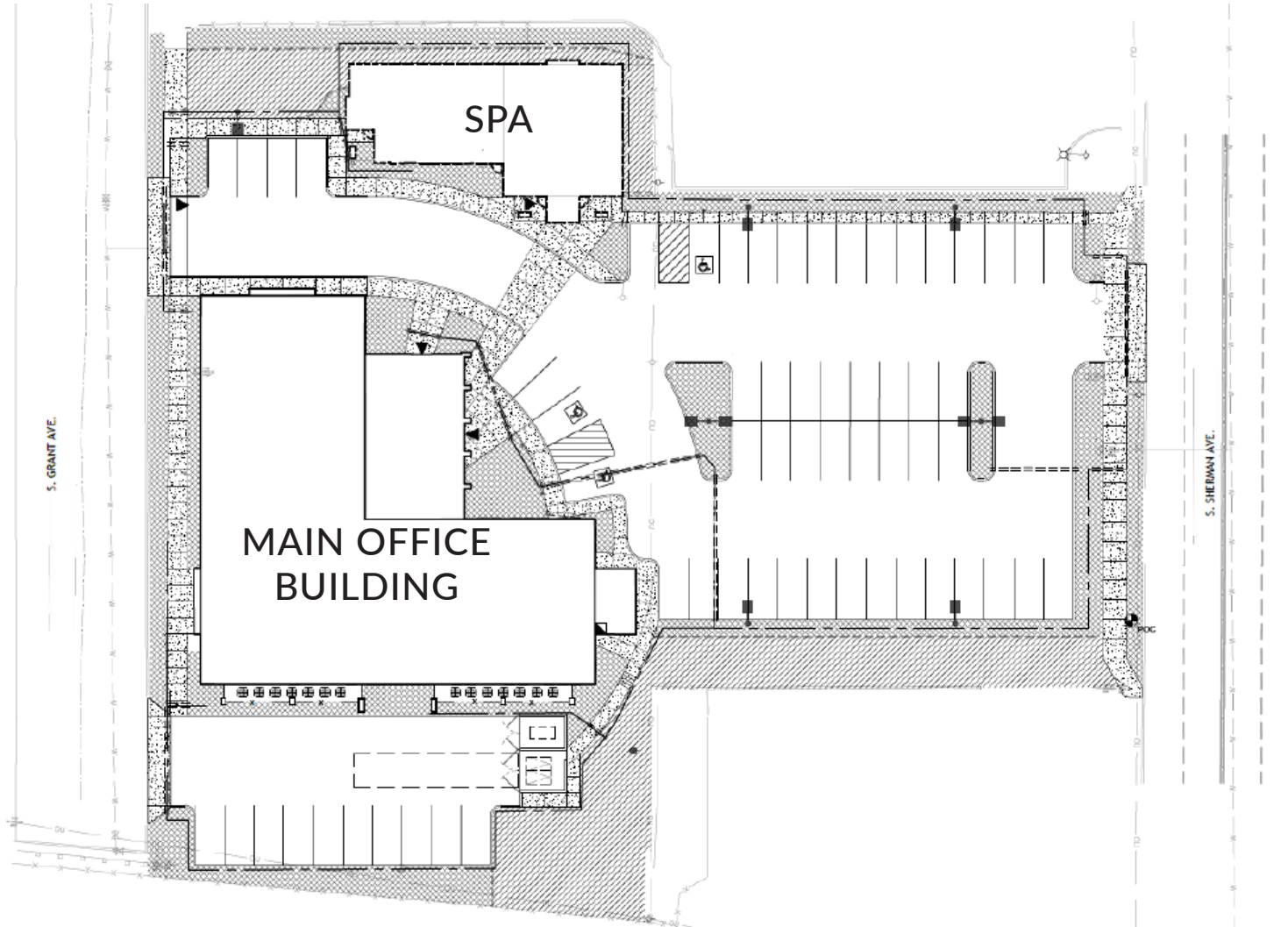
MEDICAL OFFICE
LEVEL 2

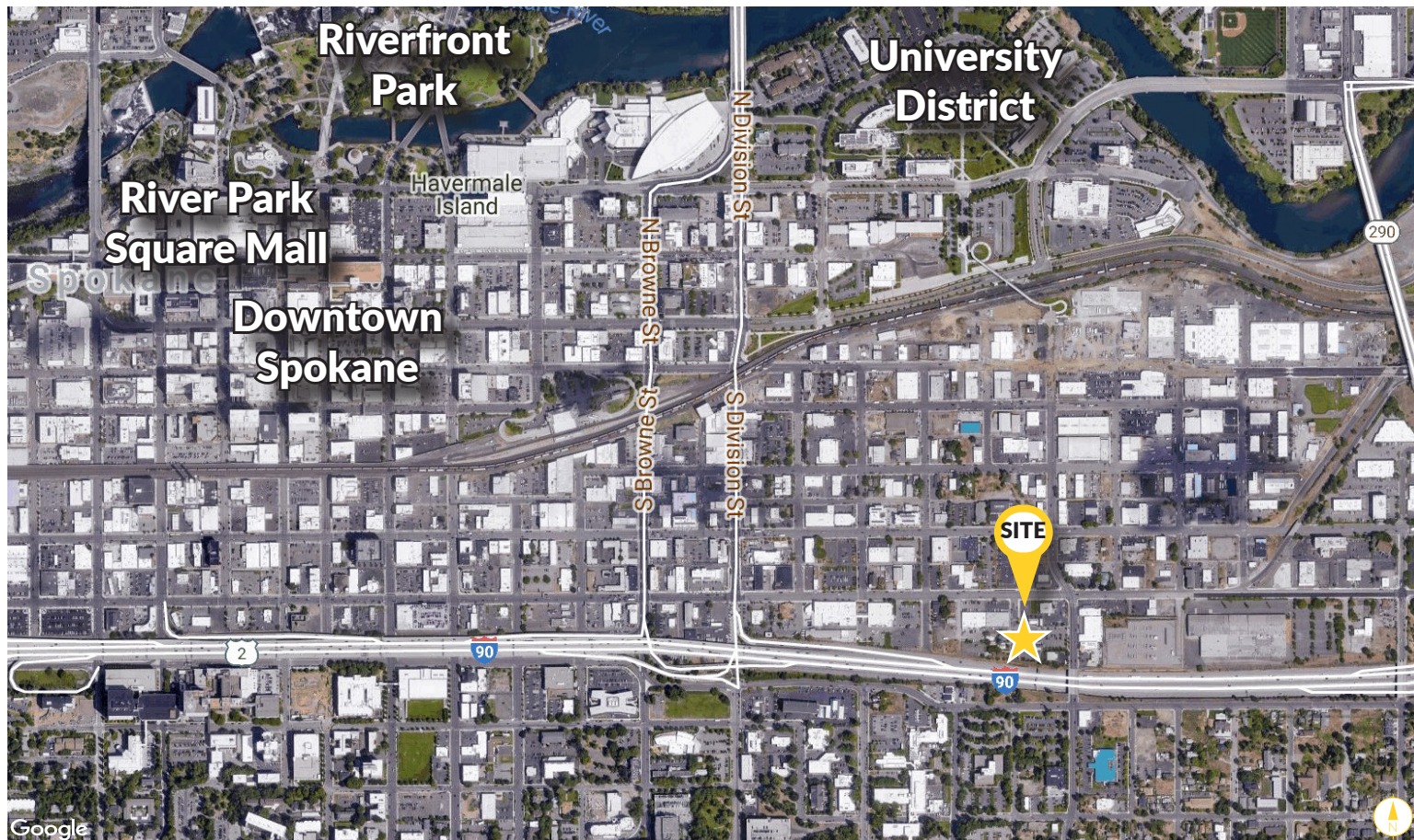


SPA BUILDING PLAN



SITE PLAN





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601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

**KIEMLE
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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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