

FOR SALE

Cap Rate 7.15%



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FULLY LEASED NNN INVESTMENT OPPORTUNITY

9317 E Sinto Avenue
Spokane Valley, WA 99202

This fully leased commercial property presents a strong investment opportunity with long-term stability. The 42,661 SF building, constructed in 1998, sits on a generous 123,504 SF lot. With a diversified tenant base and 100% occupancy, the property provides consistent cash flow and the potential for future appreciation, making it an excellent addition to any investment portfolio.



Offering Price \$6,995,000

Price per square foot \$163.00

*significantly below replacement cost

BUILDING SIZE	±42,661 SF
LOT SIZE	±123,504 SF (±2.83 AC)
YEAR BUILT	1998
PARCEL NO	45172.0750 & 45172.0754
NOI	\$500,480
WEIGHTED AVERAGE LEASE TERM	5.9 Years

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