

# 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.



**KIEMLE  
HAGOOD**

**Offering Price \$6,995,000**

**Price per square foot \$163.00**

**\*significantly below replacement cost**

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

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