



SALE

Good Buddies Cabinets

2911 E BOONE AVE

Spokane, WA 99202

PRESENTED BY:

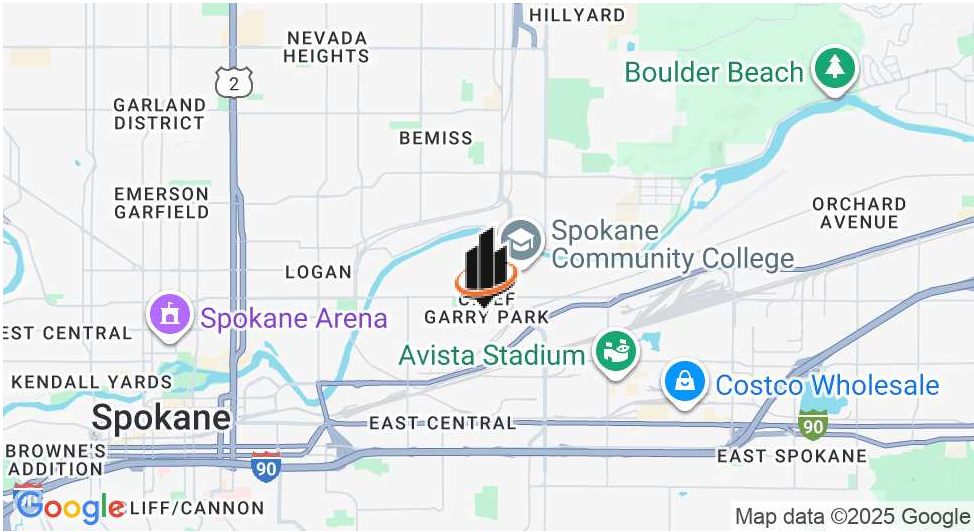
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$680,000
BUILDING SIZE:	7,600 SF
OFFICE SF:	1,024 SF
LOT SIZE:	0.29 Acres
PRICE / SF:	\$89.47
YEAR BUILT:	1954/1979/2001
ZONING:	Light Industrial
APN:	35152.1406

PROPERTY OVERVIEW

Owner User or Investor opportunity located centrally in Spokane, WA. This 7,600 SF industrial building was originally constructed in 1954 (expanded in 1979 and 2001) offers immediate upside and value-add for investors or users. Benefit from the strategic location and access to major transportation routes, including the future US 395 under construction, offering convenience and connectivity for businesses. The property has been used as a custom cabinet shop for the past 20+ years and is currently occupied by Good Buddies Cabinets, which may require a short term leaseback post closing.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,576	42,470	102,292
TOTAL POPULATION	8,961	105,322	244,171
AVERAGE HH INCOME	\$65,415	\$76,657	\$85,888

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PROPERTY DETAILS & HIGHLIGHTS



- 3 private offices, conference room, reception desk, breakroom, 1 restroom and storage area
- Open warehouse area with divisibility options for production areas or multiple tenants with 1 shop restroom
- 12' to 14' ceiling heights (sloped roof)
- Three (3) drive-in doors (10x16 and 12x12)
- 400A/240V/3-Phase Power
- Fenced and paved parking lot (Shared access with neighbor)
- Newer HVAC units serving the office space (Gas Heat with A/C)
- Building dimensions approximately 64' wide by 120' long

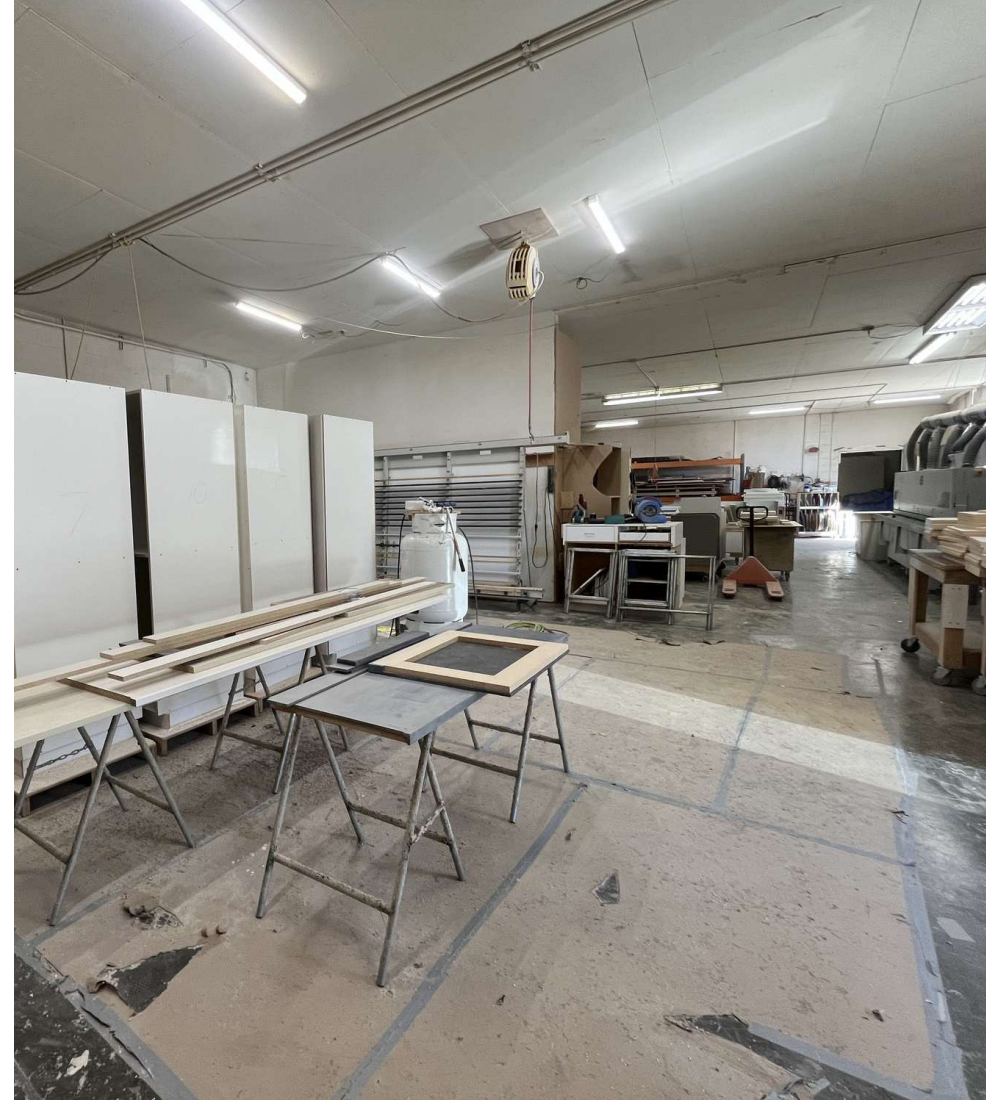
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ADDITIONAL PHOTOS



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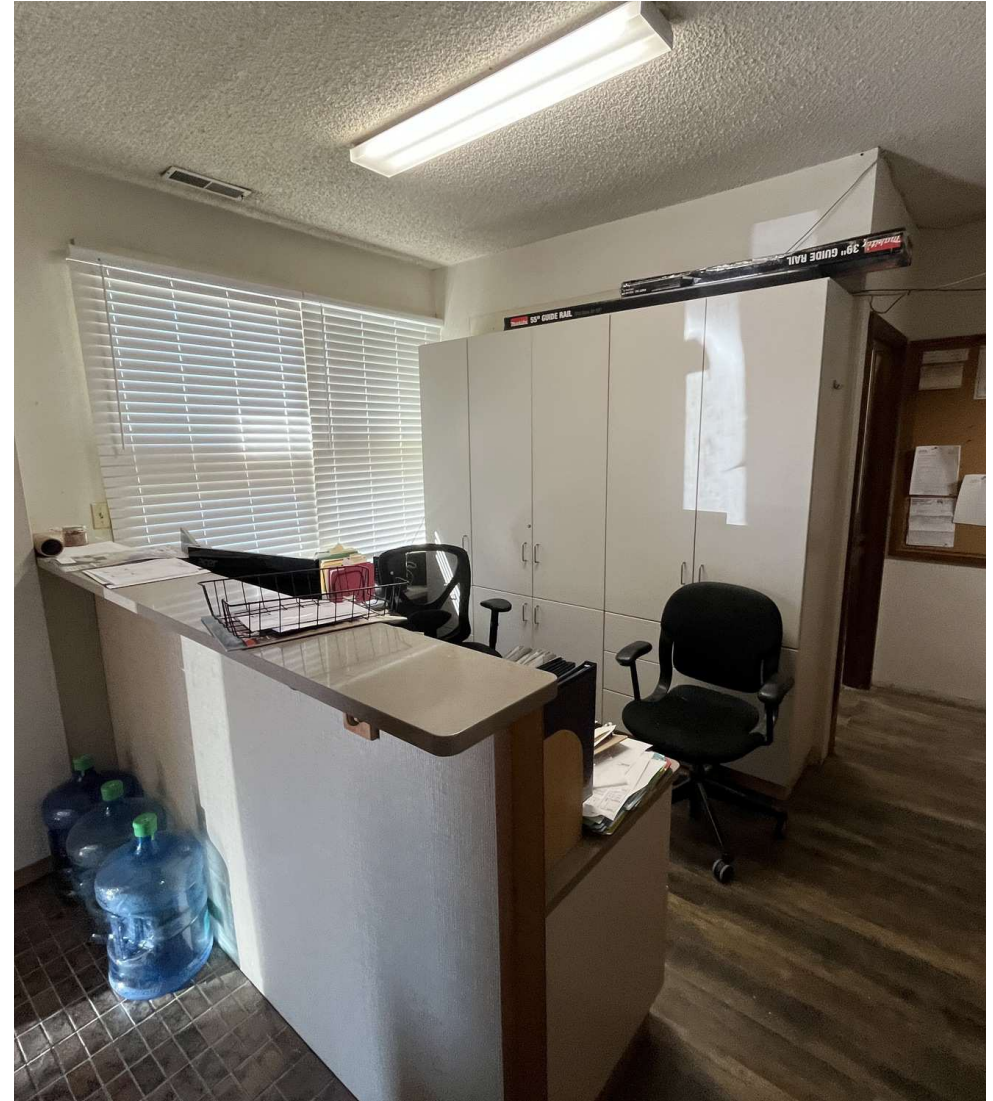


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