

# FOR LEASE



Excellent conversion for a rental shop, restaurant, coffee shop, etc.

Lease Rate: \$1,500 per month

Est. NNN Expense: ±\$5.00 PSF

Building Size: ±1,680 SF

Lot Size: ±14,384 SF

Parcels: 14181.4804 & 14181.4816

Year Built/Renovated: 1959 / 1974

Signage: Monument

## GAS & SERVICE STATION

106 N Lefevre Street  
Medical Lake, WA

**VIEW  
LOCATION**



Google

KIEMLEHAGOOD.COM

**TIM KESTELL, BROKER**

509.755.7542

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**JAY CARSON, BROKER**

509.862.5454

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**KIEMLE  
HAGOOD**



**GAS & SERVICE STATION**  
 106 N Lefevre Street  
 Medical Lake, WA

**LEASE DETAILS**

Lease Rate:  
 \$1,500 per month, NNN

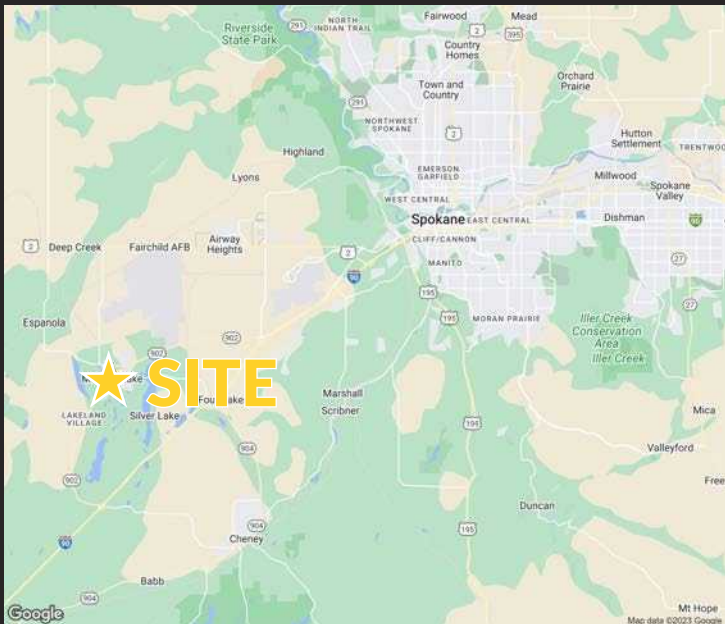
Estimated NNN Expense:  
 ±\$5.00 PSF

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 ±1,680 SF

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**KIEMLEHAGOOD**

<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
Est. Population (23)	7,698	43,905	100,116
Proj. Population (28)	7,768	45,886	104,551
Proj. Annual Growth (23-28)	0.2%	0.9%	0.9%
Est. Households (23)	3,087	17,392	39,922
Est. Avg Household Inc (23)	\$102,969	\$111,052	\$105,480
Proj. Avg Household Inc (28)	\$105,887	\$109,814	\$104,722



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OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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