



Mike King
509-863-4853

Retail Building for Sale

12622 E Sprague Ave

Spokane Valley, WA

Lease \$7,000/Mo NNN



PROPERTY INFORMATION

- Bldg Lease Rate \$5,500/Mo NNN
- Plus Equip FF&E Lease \$1,500/Mo
Total Lease \$7,000/Mo NNN
- (or) "Turn Key" Purchase \$1.2M
- Quiet Sale Listing please use discretion
- Size: Combined total 4,491 SF
 - Main FL 3,625 SF
 - Upper Banquet 812 SF
 - Office 140 SF
 - Basement Storage 726 SF
- Customer setting 180 Parking 51
- Land Size: 20,221 SF (0.46 acre)
- Utilities: Vera Water & Power,
- Spokane County Sewer, Avista gas
- Appleway Trail at back property line
- Exclusion of Conley's Business Name

\$1,200,000

"Turn Key" Sale Price



Location Between Pines & Evergreen

First Look Real Estate Commercial

Mike King ~ king5098634853@gmail.com



Main Dining



Kitchen



Front Dining



Bakery



Upper Banquet Area



Manager's Office



Lunch Counter



Fireplace Dining

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COMMERCIAL

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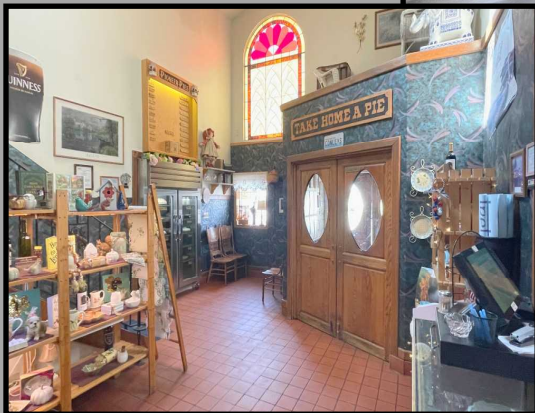
Morning Dining



Lobby Sales



East Dining



Entry & Front Lobby



Basement Storage



Entry to Banquet Room



Basement Stock Room



Manager Office

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