

For Sale Business & Real Estate  
**The Tin Cup**

**NAI**Black



## 10013 W. Charles Rd.

Nine Mile Falls, Washington 99026

### Property Description

- 42,030 SF ± Land
- 2,282 SF ± Restaurant/Retail Building
- 1,200 SF ± Storage/Shop Building with Tall Ceilings
- Large Fenced Yard with Children's Play Area and a Paved Parking Lot
- Rural Activity Center Zoning Allows for Retail Commercial and Residential Use
- Perfect Restaurant or Bar Location
- Full Kitchen with Type One Hood
- Lots of Upside By Adding a Full Liquor License



**Sale Price: \$520,000**

For more information

**John Powers**

O: 509 622 3563

[jpowers@naiblack.com](mailto:jpowers@naiblack.com)

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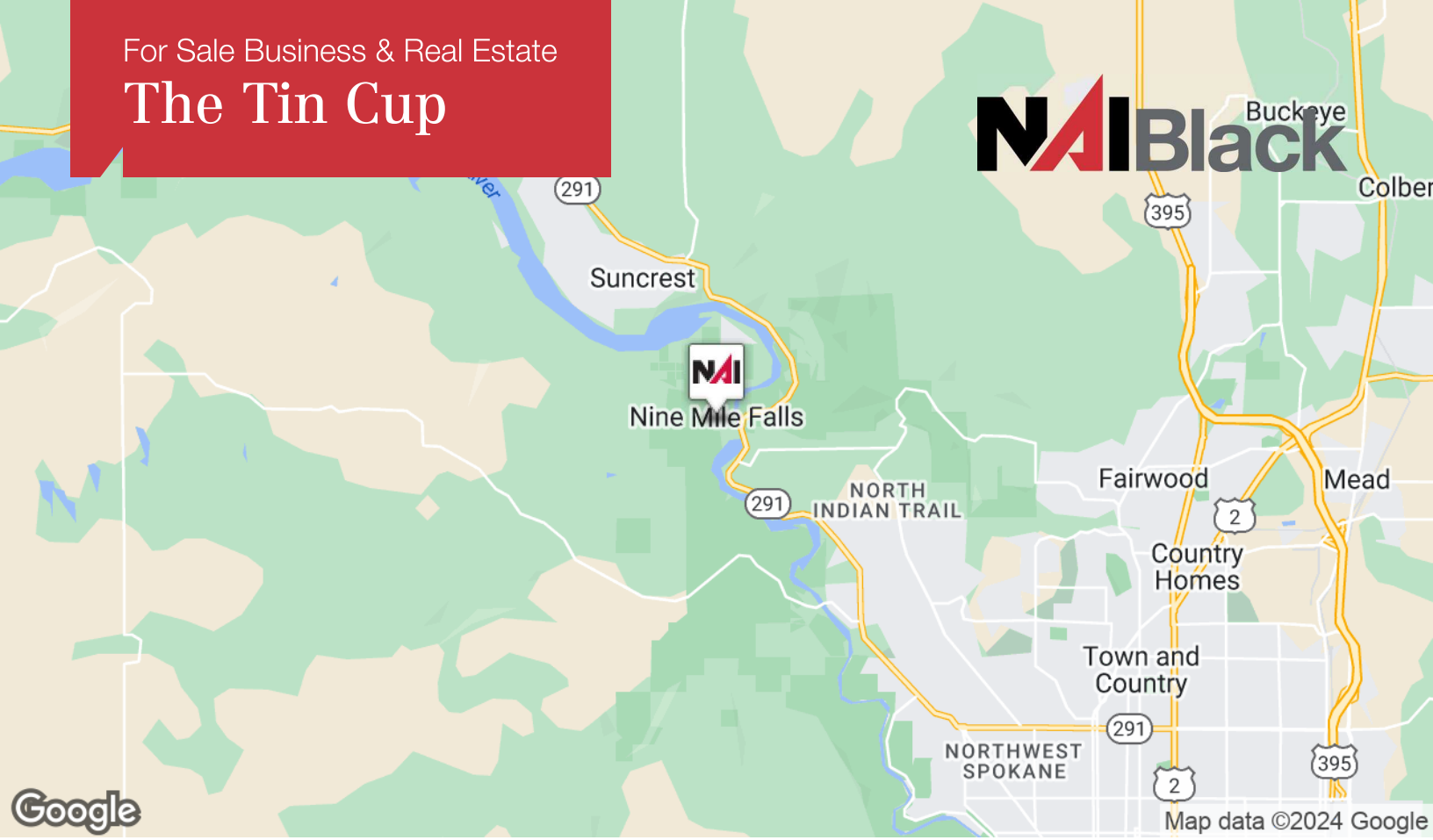
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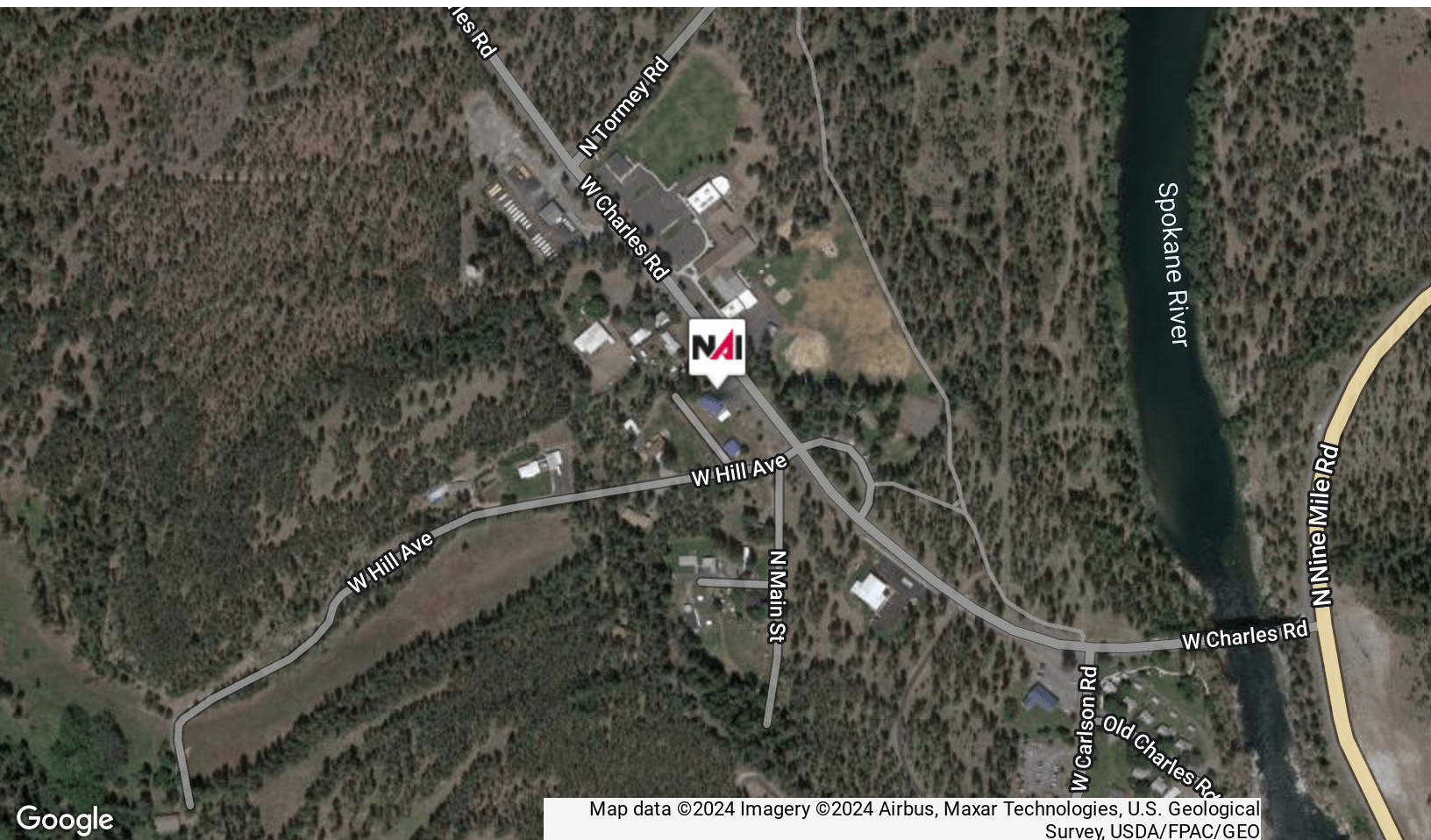
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Population	1 Mile	3 Miles	5 Miles
Total Population	666	5,147	21,225
Average Age	44.1	47.7	47.5
Average Age (Male)	43.5	46.4	46.2
Average Age (Female)	45.4	48.6	48.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	276	1,945	7,896
# of Persons per HH	2.41	2.64	2.68
Average HH Income	\$121,041	\$118,354	\$123,442
Average House Value	\$444,990	\$355,032	\$327,978

\* Demographic data derived from Esri forecast for 2023

