

FOR SALE

VALUE ADD OPPORTUNITY



MULTI-TENANT LEASED BUILDING

SALE PRICE: \$549,900

* Owner Financing Available - Terms Negotiable - ± \$150,000 Minimum down payment

* Interest rate offered at ±5.99% based off buyer qualifications!

Building Size	±2,936 SF Main Floor
	±594 SF Basement (currently storage)
Land Size	±12,990 SF
Parcel #	45082.1703
Zoning	C-1
Parking	24 Stalls
Year Built	1947/Renovated in 1990

Current Tenants:

- Salon
- Esthetician
- Mental Health Counselor

Proforma Income Monthly:

Salon: \$2,500

Counselor Office: \$1,500

Private Office/Esthetics Suite 1: \$500

Private Office/Esthetic Suite 2: \$750

Total Annual Income: \$63,000

Total Annual Expenses w/ 5% Vacancy Factor: \$20,268

NOI: \$42,732

Cap Rate at \$549,900= 7.8%

OFFICE/RETAIL BUILDING

9203 E Trent Avenue
Spokane Valley, WA

VIEW
LOCATION



ANTHONY "TONY" VILLELLI

208.691.5328

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BRANDON PETERSON

509.755.7541

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**KIEMLE
HAGOOD**

OFFICE/RETAIL BUILDING

9203 E Trent Avenue
Spokane Valley, WA 99208

BUILDING DETAILS

- Concrete block construction
- Unfinished basement includes shower, could be finished for additional usable space
- Two ADA restrooms
- Three separate entrances
- Security system (exterior & interior)
- Ample on-site parking





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Spokane Valley, WA 99203

2023 DEMOGRAPHICS	1MI	3MI	5MI
Est Population 2023	7,621	57,318	146,307
Proj Population 2028	8,038	59,362	153,136
Proj Annual Growth	1.1 %	0.7 %	0.9 %
Average HHI	\$92,774	\$87,705	\$91,930
Median HHI	\$65,173	\$65,788	\$69,421
Daytime Demos	7,886	48,286	110,889





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**KIEMLE
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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

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