

# **MULTI-TENANT LEASED BUILDING**

# **SALE PRICE: \$549,900**

 $^*$  Owner Financing Available - Terms Negotiable -  $\pm$  \$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/Rennovated 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**

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### **BRANDON PETERSON**

509.755.7541 brandonp@kiemlehagood.com

KIEMLE HAGOOD

# **OFFICE/RETAIL BUILDING**

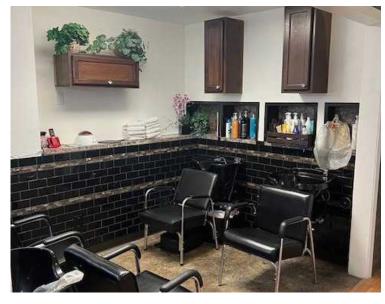
## **BUILDING DETAILS**

- 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











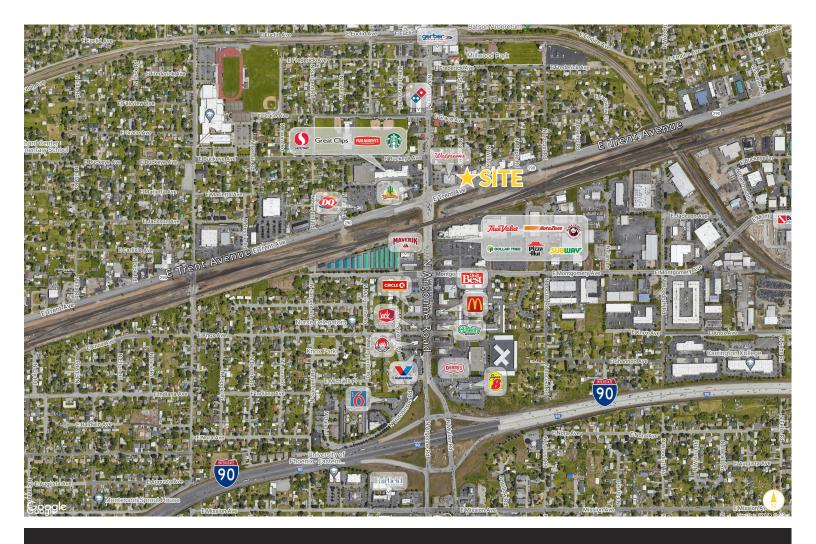


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2023 DEMOGRAPHICS	1MI	3MI	5MI
Est Population 2023	7,621	57,318	146,307
Proj Population 2028	8,038	59,362	153,136
Proj Annual Growth	1.1 %	0.7 %	0.9 %
Average HHI	\$92,774	\$87,705	\$91,930
Median HHI	\$65,173	\$65,788	\$69,421
Daytime Demos	7,886	48,286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







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601 WEST MAIN AVENUE, SUITE 400 SPOKANE, WA 99201

## OFFICE LOCATIONS

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

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