



## 4 1st St

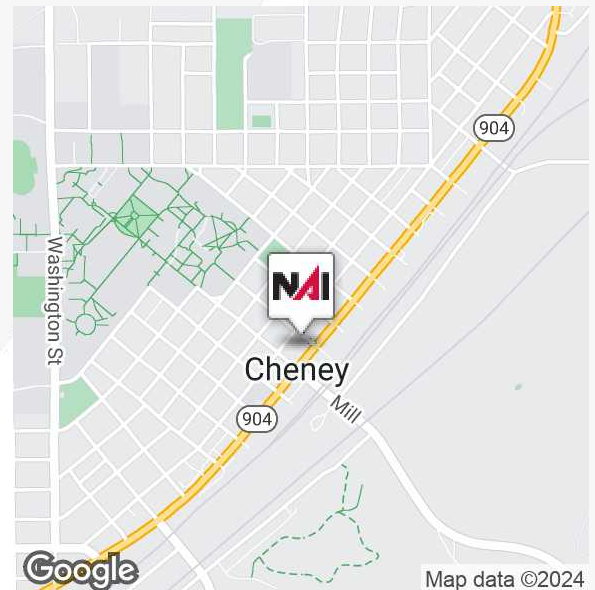
Cheney, Washington 99004

### Real Estate Property Description

- Space Available: 2,640 ± SF Shop Space
- Three Roll-up Doors
- 0.12 Acre Lot
- 1st Street Frontage

### Business Sale Description

- Established in 1972, Jarms Pump Service Installs and Repair Water Pump Systems for Residential Customers in the Spokane Area
- 2023 Gross Sales: \$649k
- Sale Includes 2 Service Trucks
- Owner Ready to Retire
- Steady Pipeline of New Business
- All electrical and water certifications and credentials are current
- An administrator's license is required in order to own/operate
- Opportunities for Growth and Expansion



For more information

**Kayla Saunders**

O: 509 622 3567

kayla.saunders@naiblack.com

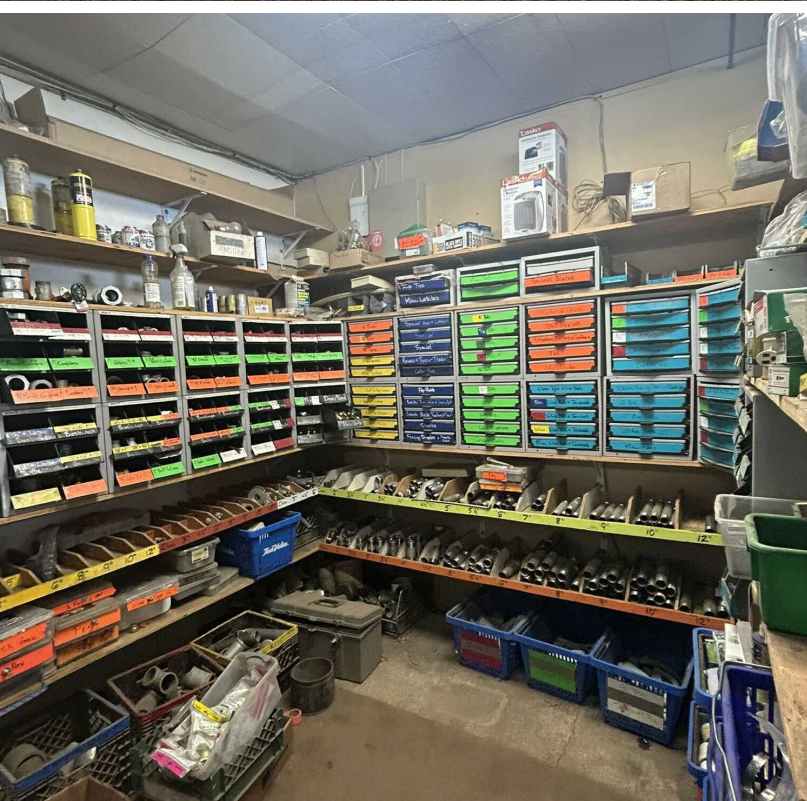
**Shannon Pottratz**

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**Real Estate & Business Sale Price: \$550,000**



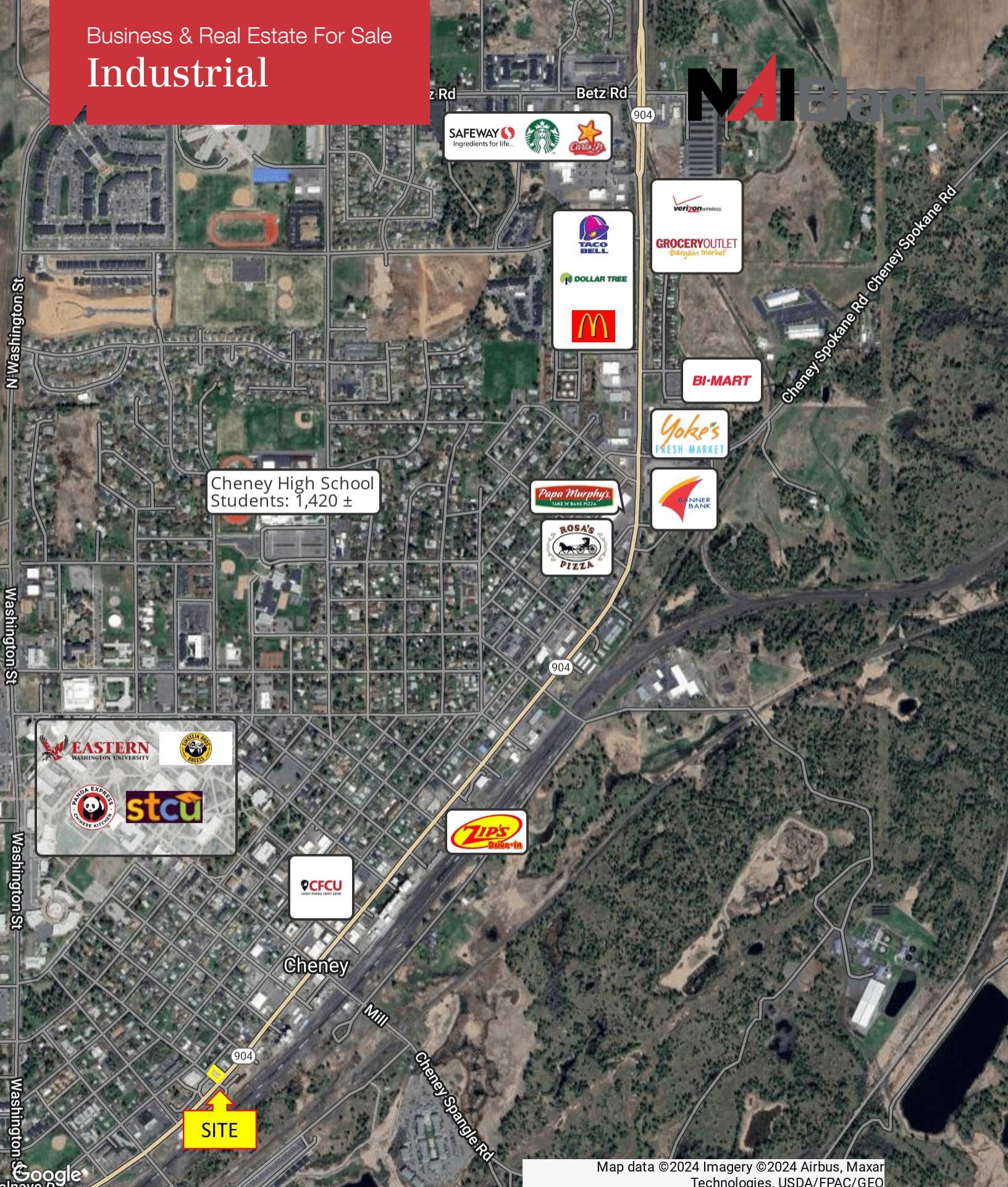


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By mail: Commercial Brokers Association! Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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# Business & Real Estate For Sale Industrial



Cheney High School  
Students: 1,420 ±

**SITE**

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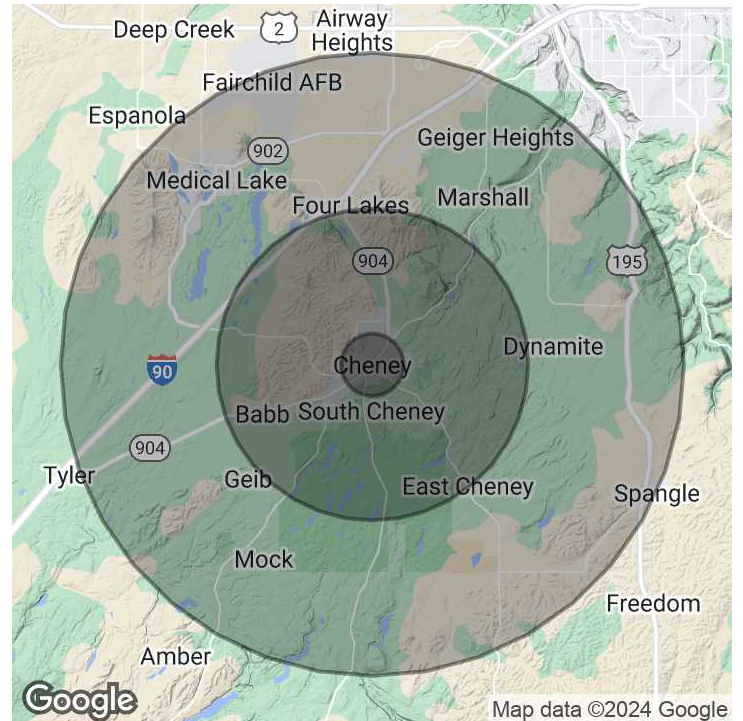




Population	1 Mile	5 Miles	10 Miles
Total Population	5,117	13,804	30,291
Average Age	29	32	37

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,663	5,000	10,944
# of Persons per HH	3.1	2.8	2.8
Average HH Income	\$58,367	\$74,444	\$93,788
Average House Value	\$358,804	\$443,538	\$485,079

Demographics data derived from AlphaMap



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