

FOR SALE



Custom Built Warehouse &
Office / Reception / Showroom
With Caretaker Quarters

30 S. Fred Johns Way
Cheney, WA 99004

NEW PRICE! \$849,000

Sale Price: ~~\$1,490,000~~

Total Building Size: ± 8,960 SF

Total Lot Size: ± 3.01 Acres

Parcel #: 13232.0091

DANNY PATTERSON, BROKER
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**KIEMLE
HAGOOD**

Custom Built Warehouse & Office / Reception / Showroom / Caretaker Quarters

30 S. Fred Johns Way
Cheney, WA 99004

Virtual
Walkthrough



NEW PRICE! **\$849,000**
SALE PRICE: **\$1,490,000**
BRING ALL OFFERS!

SPACE DETAILS

TOTAL BUILDING SF:	±8,960 SF
◦ Warehouse:	±4,800 SF
◦ Office / Display Area:	±2,400 SF
◦ Loft Ececutive Suite:	±1,760 SF

HIGHLIGHTS

- Stick Built, Well Insulated
- 3 Phase Power
- High Ceilings
- LED Lights Throughout
- Ample yard space
- Utilities stubbed for expansion
- Free Internet for Life through Ptera
- City Water & Sewer
- Oversized 3-acre lot with room to expand
- Unbeatable value!

KIEMLEHAGOOD



Office & Display Area

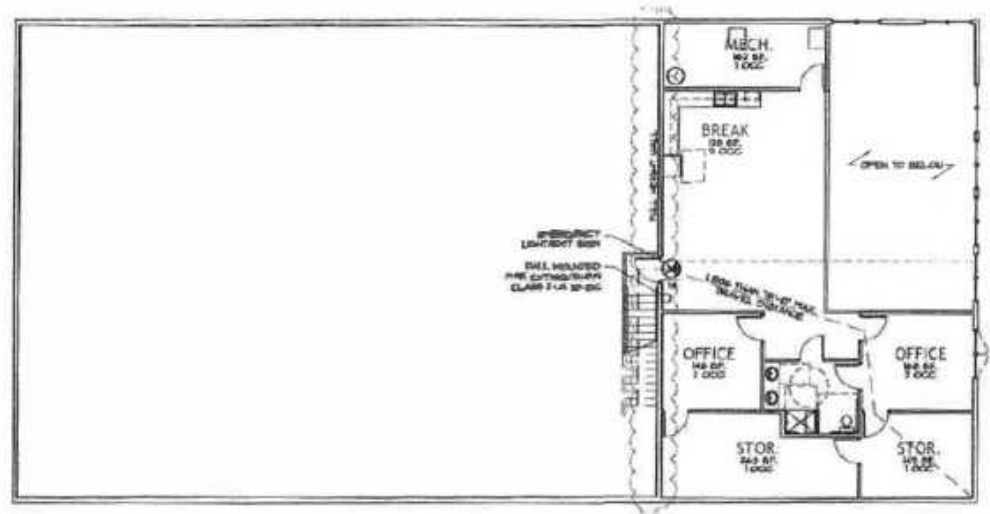
30 S Fred John Way | Cheney, WA 99004





Parcel Outline & Floor Plans

30 S Fred John Way | Cheney, WA 99004





DEMOGRAPHICS



	1 MI	3 MI	5 MI	10 MI
Est Population 2023	2,604	14,237	15,334	33,374
Projected Population 2027	2,960	15,283	16,455	32,250
Projected Annual Growth (22-27)	2.7%	1.5%	1.5%	1.1%
Estimated Households	1,083	5,315	5,772	12,700
2023 Average HHI	\$56,964	\$71,809	\$75,439	\$96,941

TRAVEL TIMES



Spokane	22 Minutes ; 16.5 Miles
Liberty Lake	38 Minutes ; 34.0 Miles
Post Falls	47 Minutes ; 42.3 Miles



CUSTOM BUILT WAREHOUSE / OFFICE

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Cheney, WA 99004

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DANNY PATTERSON, BROKER

**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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REALTOR