

Business and Real Estate For Sale  
Wolffy's Breakfast Burgers & Brew

**NAI**Black



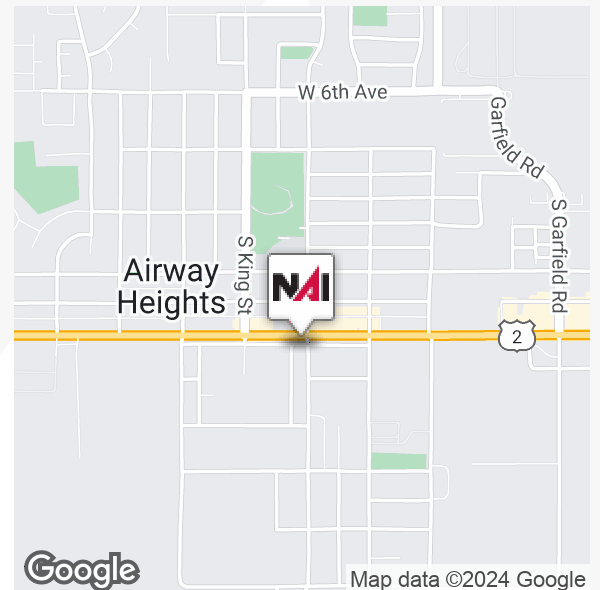
## 12807 W 14th Ave

Airway Heights, Washington 99001

### Property Description

- Consistently High Profits and Gross Sales. Wolffy's Has Been a Well Known Brand in Spokane Since 1988.
- Multiple Trademarks Included with Possibility of Expansion
- 2,233 SF ± Building with 25,800 SF ± of Land
- High Visibility Location On Hwy 2 Between Northern Quest Resort and Casino and Spokane Tribe Resort and Casino
- Current Hours are 8 to 2 PM. Possibility to Increase the Large Profits by Expanding Hours
- Traffic Count: 22,953 VPD ±
- Contact Broker to Sign a Confidential Agreement for Financial Info and to Arrange Tours

**Sale Price: \$2,500,000**



For more information

**John Powers**

O: 509 622 3563

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

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)

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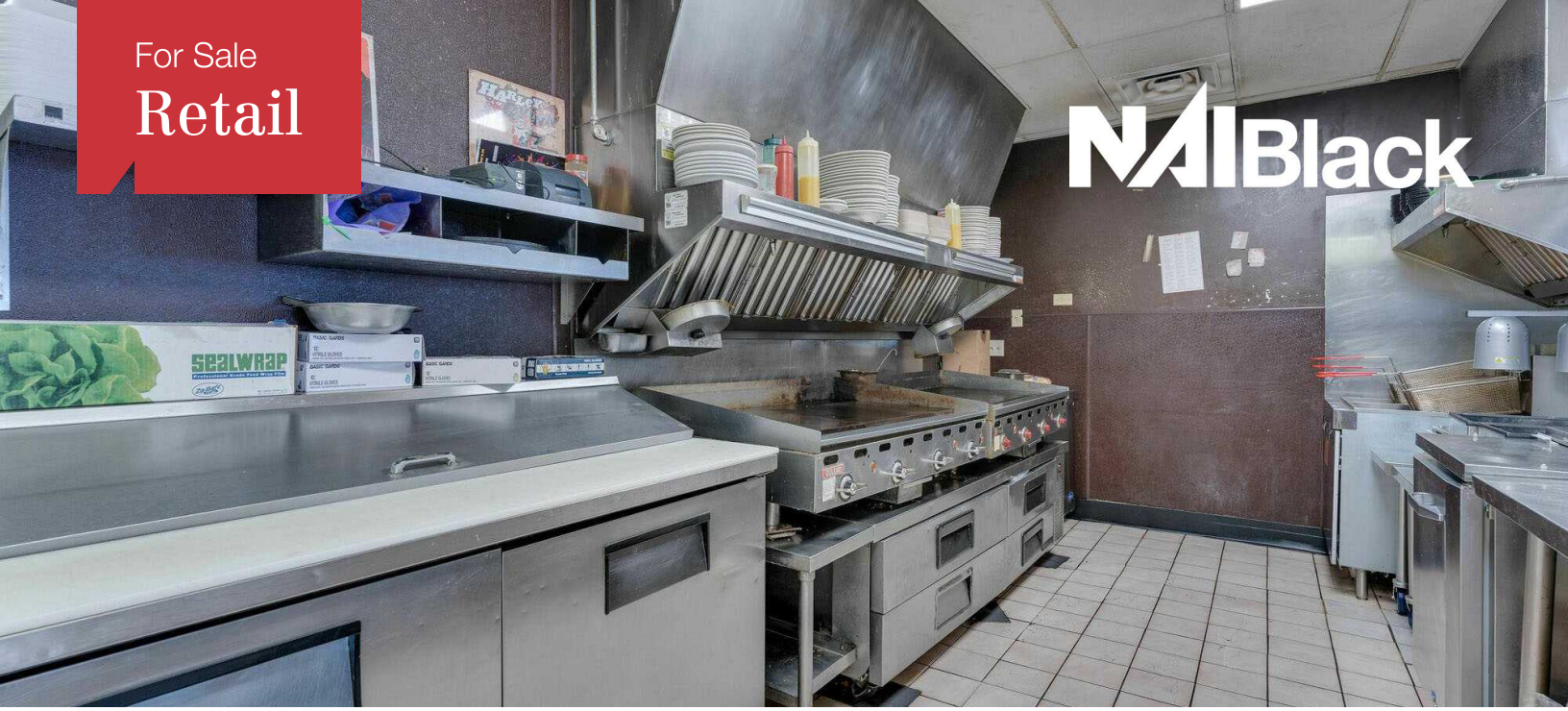


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Population	1 Mile	3 Miles	5 Miles
Total Population	8,429	14,847	24,964
Average Age	36	36	36
Average Age (Male)	35	35	36
Average Age (Female)	34	34	36
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,504	4,955	8,615
# of Persons per HH	2.87	2.51	2.60
Average HH Income	\$73,189	\$80,782	\$89,417
Average House Value	\$338,814	\$401,641	\$410,485

Demographics data derived from Esri forecast for 2024

