

For Sale
Investment Opportunity

NAIBlack



Please do not disturb the existing businesses and occupants. Contact the Listing Brokers for a Tour.

1921-1933 W. Northwest Blvd.

Spokane, Washington 99205

Property Description

- Located on the corner of Northwest Blvd. and York Ave.
 - 31,500 Vehicles per Day
 - 168 Feet of Frontage on Northwest Blvd.
- Improvements: 5,138 SF ±
 - 8 Individual Units
 - 6 Retail Spaces (112-1,532 SF ±)
 - 1 Apartment (856 SF ±)
 - 1 Storage Warehouse/Garage (540 SF ±)
 - All Units Include Restroom and Separate Electrical
 - Excellent Condition
- Site: 6,250 SF ±
- Parcel No.: 25121.3601
- Zoning: Community Business (CB-55)
- Proforma 2024:
 - Gross Revenue: \$86,100
 - Vacancy (5%): (\$4,305)
 - Expenses: (\$21,746)
 - NOI: \$60,049 (Actual: \$55,954)
 - Cap Rate: 8% (Actual: 7.46%)

Sale Price: \$750,000



For more information

Don Jamieson

O: 509 622 3584

djamieson@naiblack.com

Mark C. McLees

O: 509 622 3554

mmclees@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

For Sale
Investment Opportunity



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

For Sale
Investment Opportunity

NAIBlack



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

For Sale
Interior Retail Unit Photos



1921 W Northwest Blvd



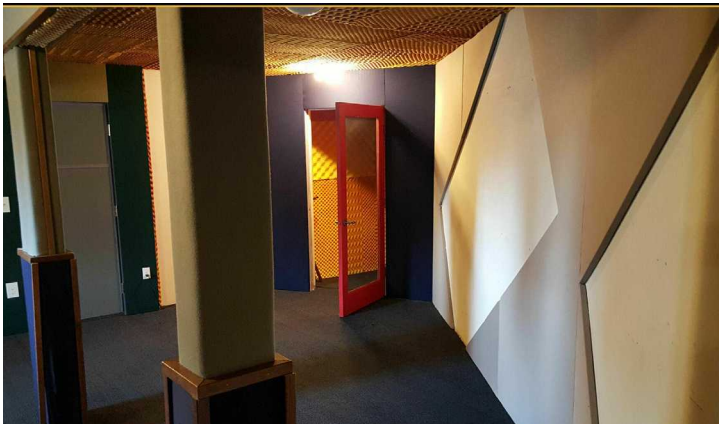
1923 W Northwest Blvd



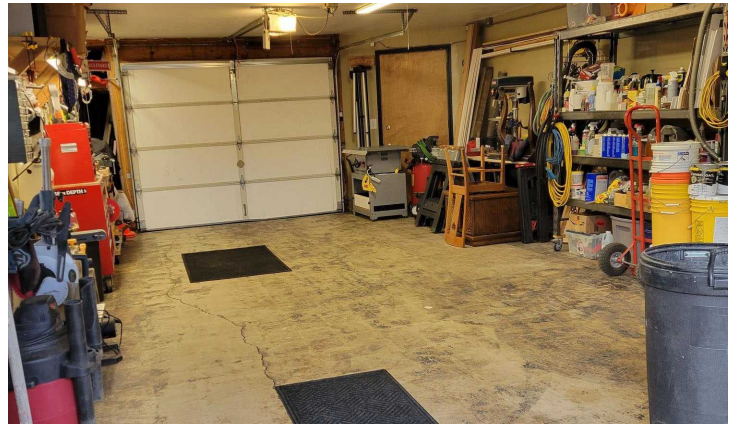
1925 W Northwest Blvd



1928 W Northwest Blvd



1931 W Northwest Blvd



1933 W Northwest Blvd

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

