

for Sale Coffee Stand

Land Lease
14211 E Sprague
Spokane Valley, WA

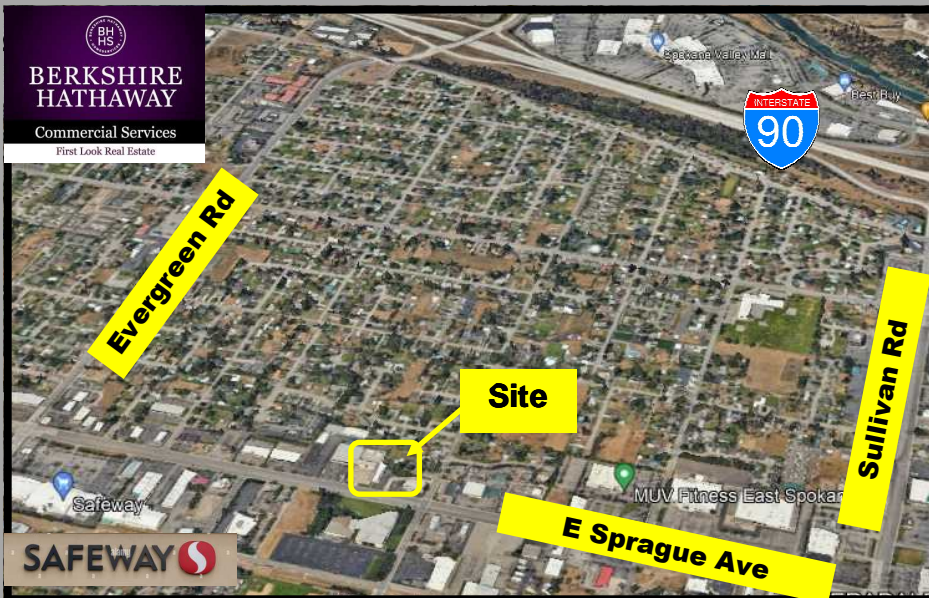


**BERKSHIRE
HATHAWAY**

Commercial Services

First Look Real Estate

Mike King
509-863-4853



Property Info:

- Spokane Valley Near Safeway on Evergreen
- Fully Coffee Stand
- Bldg apx 200 SF
- 10x18 plus Appendages
- Land 11,000 SF
- Zoned Commercial
- Gravel Pad
- Two Curb Cuts

for Sale ~~\$60,000~~
\$50,000

Coffee Stand

Land Lease \$2,154/Mo NNN



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Building may be
purchased separately



Coffee Stand Development Site Two Window Drive Thru

- **Requires Tenant Buildout and Development**
- **Permitting Spokane Valley**
- **Requires Asphalt and Site Development**
- **Water, Sewer and Electrical Available near**
- **Requires full Coffee Stand infrastructure buildout**
- **Signage not Included**
- **Gravel Pad with Two Curb Cuts**
- **Five Year Land Lease Minimum**
- **Building may be purchased Separately**



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With Equipment (FF&E)

- Estimated \$20,000
- Full Function Coffee Stand
- Espresso Machine, 3-Group
- Lotus Gun & Compressor
- Commercial 3 Door Cooler
- Food Prep Counter, 3-sink
- 2 each Mini A.C. Air Units
- Refrigerator
- Misc. Gear & Supplies
- Ext. & Int. Security System



14211 E Sprague, Spokane Valley, WA.



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