

FOR SALE OR LEASE

SINGLE TENANT NNN INVESTMENT



THE LUMBERYARD

305 N Grand Avenue, Pullman, WA 99163

JUSTIN RASMUSSEN, BROKER

208.310.3892

justin.rasmussen@kiemlehagood.com

**KIEMLE
HAGOOD**

THE OFFERING

Available for sale or lease, this unique Quonset hut building offers a full commercial kitchen, walk-in freezer, two full bars, patio seating and playground and family entertainment center. There is also a 2-bedroom Airbnb unit attached.

SALE DETAILS

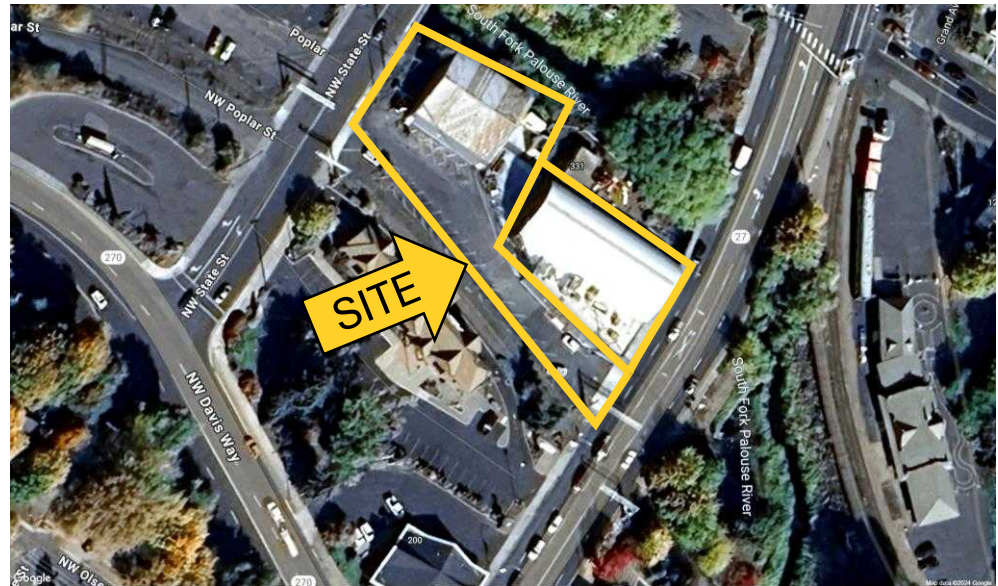
Sale Price: \$1,700,000

LEASE DETAILS

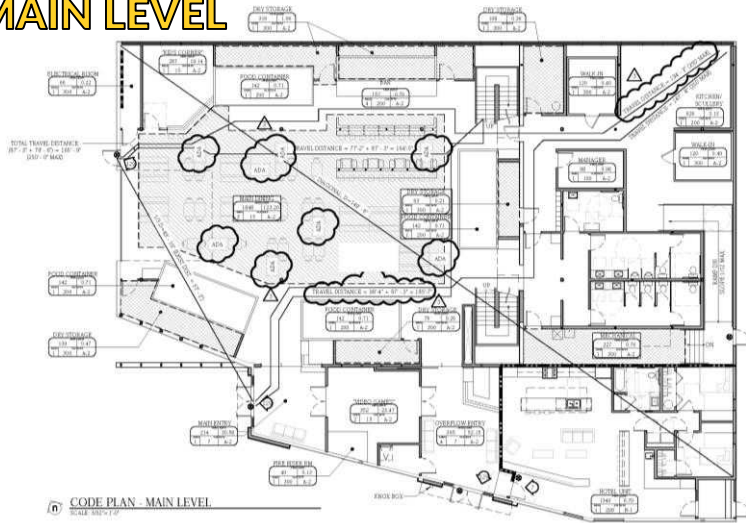
Main Building \$8.00 PSF/YR
 Warehouse \$5.15 PSF/YR
 Apartment \$13.50 PSF/YR

PROPERTY DETAILS

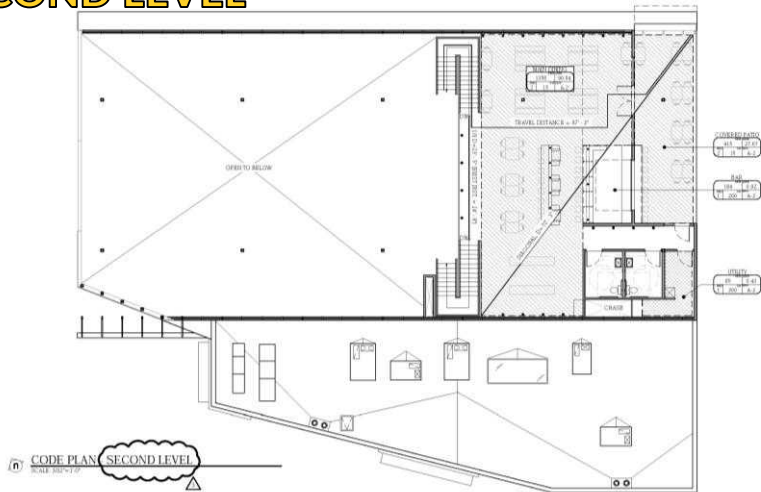
Total Building Size: ±17,475 SF (2 Buildings, 2 Stories)
Main Building: ±11,470 SF
Warehouse: ±4,665 SF
Apartment: ±1,340 SF
 Lot Size: ±0.78 Acres
 Parcel Numbers: 108150049050000
 814700000000256

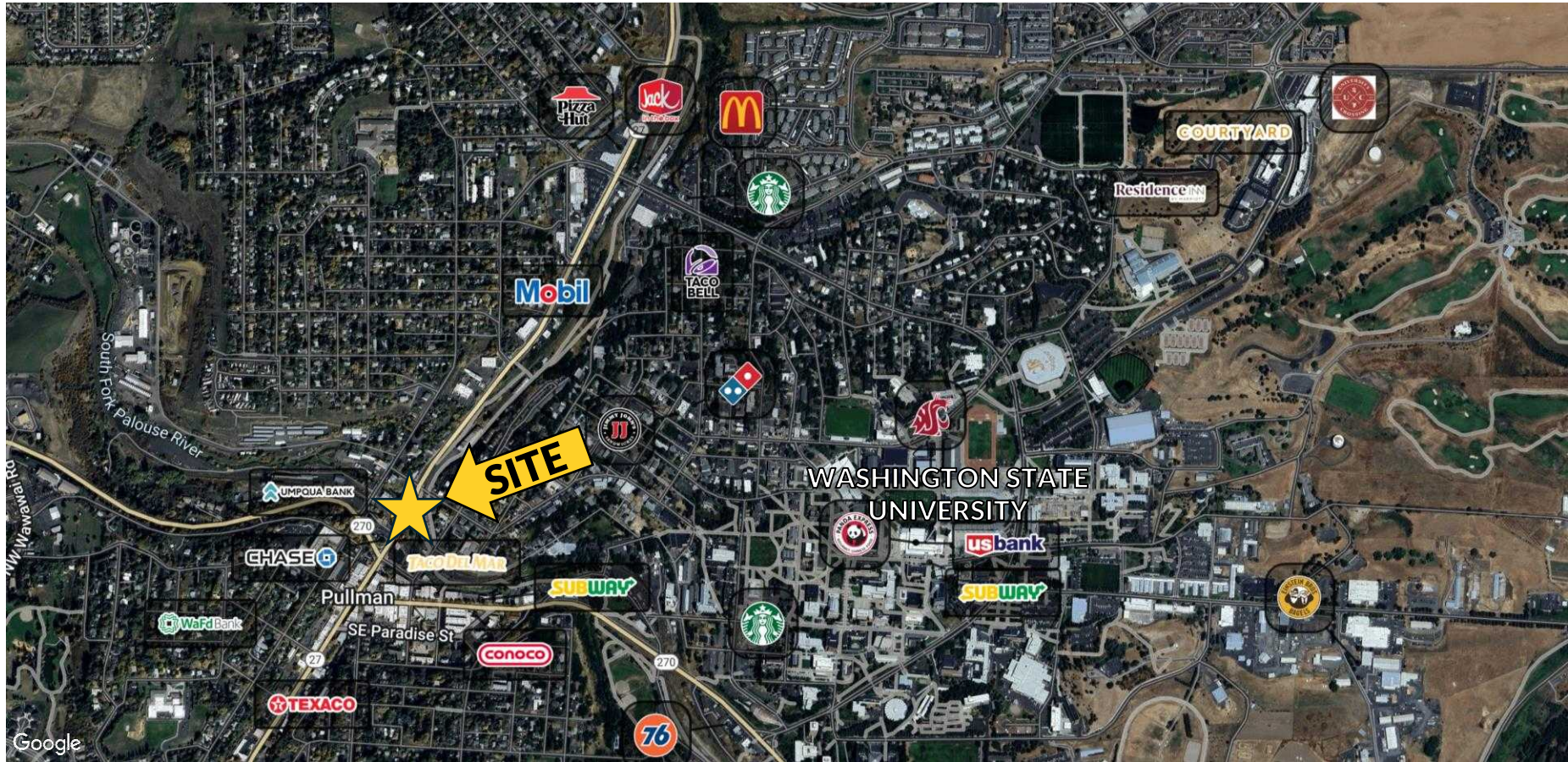


MAIN LEVEL



SECOND LEVEL





No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

For more information on this opportunity:

JUSTIN RASMUSSEN, BROKER

208.310.3892

justin.rasmussen@kiemlehagood.com

**KIEMLE
HAGOOD**