



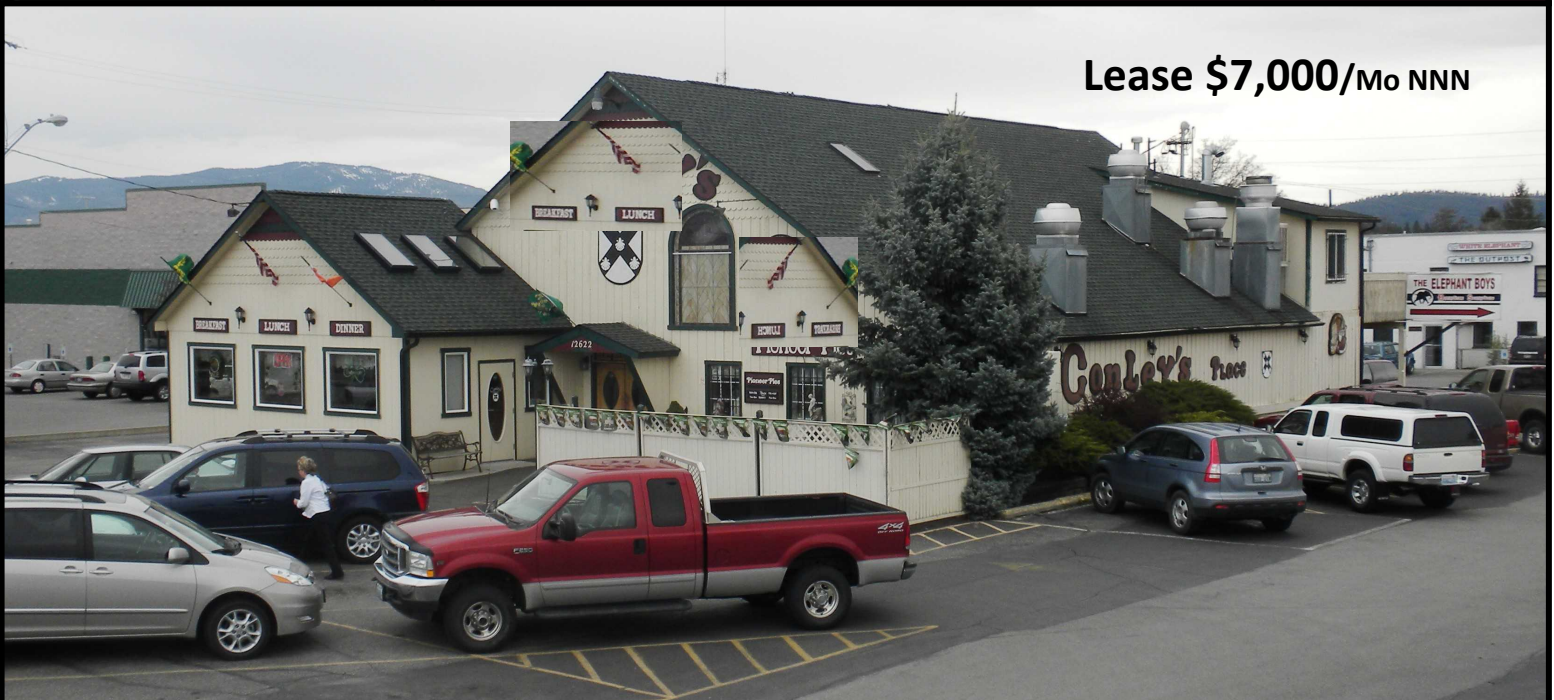
Valley Retail for Sale

12622 E Sprague Ave

Spokane Valley, WA

Mike King
509-863-4853

Lease \$7,000/Mo NNN



PROPERTY INFORMATION

- Bldg Lease Rate \$5,500/Mo NNN
- Plus Equip FF&E Lease \$1,500/Mo
Total Lease \$7,000/Mo NNN
- (or) "Turn Key" Purchase \$1.2M
- Quiet Sale Listing please use discretion
- Size: Combined total 4,491 SF
 - Main FL 3,625 SF
 - Upper Banquet 812 SF
 - Office 140 SF
 - Basement Storage 726 SF
- Customer setting 180 Parking 51
- Land Size: 20,221 SF (0.46 acre)
- Utilities: Vera Water & Power,
- Spokane County Sewer, Avista gas
- Appleway Trail at back property line
- Exclusion of Conley's Business Name

\$1,200,000
Valley Retail Site



Location Between Pines & Evergreen

First Look Real Estate Commercial
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Spokane Valley - Central Retail Site

Sprague & Pines



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Current Retail Use Turn Key Restaurant




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