

# FOR SALE



## PRODUCTION FACILITY / OFFICE / WAREHOUSE & YARD FOR SALE |

5307 & 5319 E. Cataldo, Spokane Valley, WA 99212

<b>LOCATION:</b>	Great central location on Yardley, just north of Broadway between Havana and Fancher, minutes to I-90.
<b>SITE:</b>	±34,289 SF per County Records; Parcel 35141.1706 & 35141.1722
<b>ZONING:</b>	City of Spokane Valley, I, Industrial
<b>IMPROVEMENTS:</b>	Building Footprint Area: ±7,526 SF
	Office Area: ±2,206 SF
	Warehouse Areas: ±5,320 SF
	Heat: Office: New office mini split HVAC
	Warehouse: Unit heaters, gas and electric
	Construction Type: Office: wood frame; Whse bldgs: wood frame, metal siding
	Loading: Grade loading doors, see floor plan. Exterior OHDs have electric openers.
	Power: 600 Amp, 220 V/single phase
	Age: 1980 & 2000 remodeled in 2015. New paint & flooring in 2021.
	Sewer & Water: City of Spokane; sewer connection record dated 2015
	Yard Area: 6' H security fencing around perimeter of gravel yard area with two (2), 30' wide access gates from Cataldo.
	Roof: New roof on office portion of the building
	Available: Leased through March 31, 2028; current location of Mama Torez; Tenant currently pays \$6,365/Mo/NNN w/annual increases
<b>SALE PRICE:</b>	\$1,058,408.00

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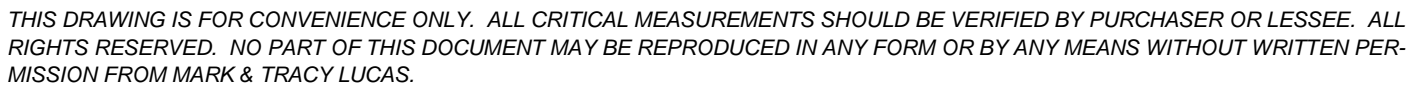
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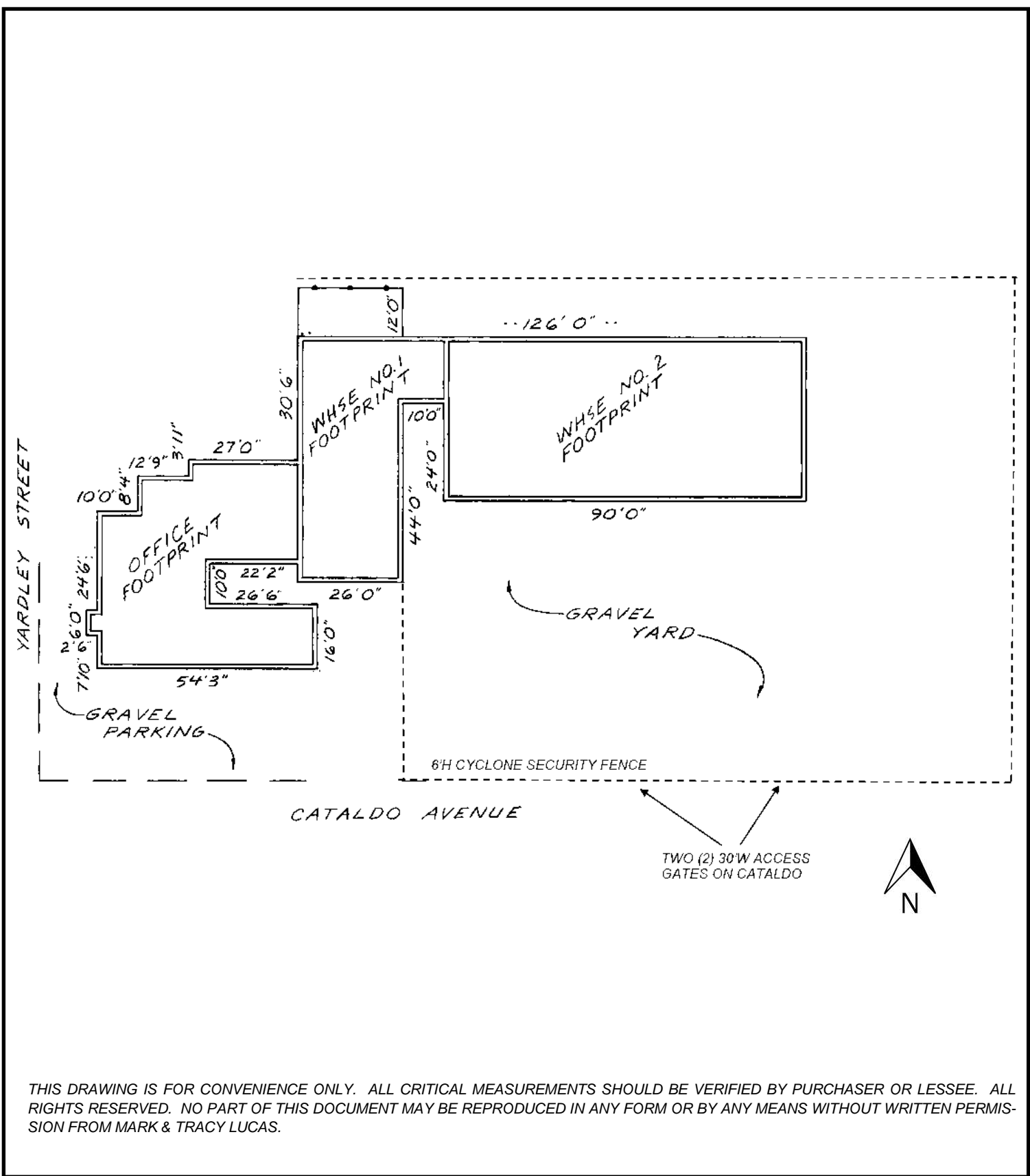


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# SITE PLAN

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# PICTURES

5307-5319 E. Cataldo Ave., Spokane Valley, WA



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