



SALE

Boone Warehouse

2911 E BOONE AVE

Spokane, WA 99202

PRESENTED BY:

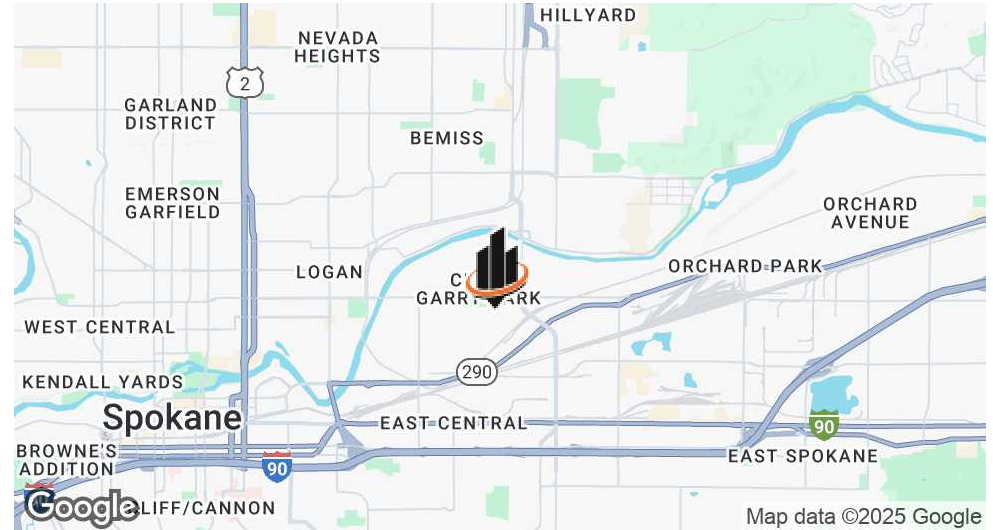
OMAR SADAoui, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$680,000
BUILDING SIZE:	7,600 SF
OFFICE SF:	1,024 SF
LOT SIZE:	0.29 Acres
PRICE / SF:	\$89.47
YEAR BUILT:	1954/1979/2001
ZONING:	Light Industrial
MARKET:	Spokane

PROPERTY OVERVIEW

Owner User or Investor opportunity located centrally in Spokane, WA. This 7,600 SF industrial building was originally constructed in 1954 (expanded in 1979 and 2001) offers immediate upside and value-add for investors or users. Benefit from the strategic location and access to major transportation routes, including the future US 395 under construction, offering convenience and connectivity for businesses. The property has been used as a custom cabinet shop for the past 20+ years and is currently occupied by Good Buddies Cabinets, which may require a short term leaseback post closing.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,576	42,470	102,292
TOTAL POPULATION	8,961	105,322	244,171
AVERAGE HH INCOME	\$65,415	\$76,657	\$85,888

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

PROPERTY DETAILS & HIGHLIGHTS



- 3 private offices, conference room, reception desk, breakroom, 1 restroom and storage area
- Open warehouse area with divisibility options for production areas or multiple tenants with 1 shop restroom
- 12' to 14' ceiling heights (sloped roof)
- Three (3) drive-in doors (10x16 and 12x12)
- 400A/240V/3-Phase Power
- Fenced and paved parking lot (Shared access with neighbor)
- Newer HVAC units serving the office space (Gas Heat with A/C)
- Building dimensions approximately 64' wide by 120' long

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121

ADDITIONAL PHOTOS



OMAR SADAQUI, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

ADDITIONAL PHOTOS



OMAR SADAQUI, CCIM
O: 509.321.2000
omar.sadaoui@svn.com
WA #22008121

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

OMAR SADAQUI, CCIM

O: 509.321.2000

omar.sadaoui@svn.com

WA #22008121