

## INDUSTRIAL FACILITY & YARD FOR SALE

1201 N. Stanley Rd. & 5408 E. Sharp Ave., Spokane Valley, WA 99212

**LOCATION:** Great central location, 4 blocks north of Broadway between Havana & Fancher and minutes to I-90 via

Fancher and/or Broadway Interchanges.

**SITE:** ±51,050 SF; Parcel # s: 35141.0901, .0917, .0918, .0919; fully fenced site

**ZONING:** City of Spokane Valley, I, Industrial

Total Footprint Area: ±3,480 SF

**IMPROVEMENTS:** Office Building Area: ±360 SF

Warehouse Building Area: ±3,120 SF

Water & Sewer: City of Spokane; sewer connection record dated March 2007

Age: Office: 1940, 1959; Whse: 1965

Yard: Fully fenced

Available: Leased through June 30th, 2028; current location of KAG Energy LLC;

Tenant currently pays \$5,100/Mo/NNN with annual increases

**SALE PRICE:** \$825,500.00





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509.838.6541 601 W. Main Avenue, Suite 400 Spokane, WA 99201

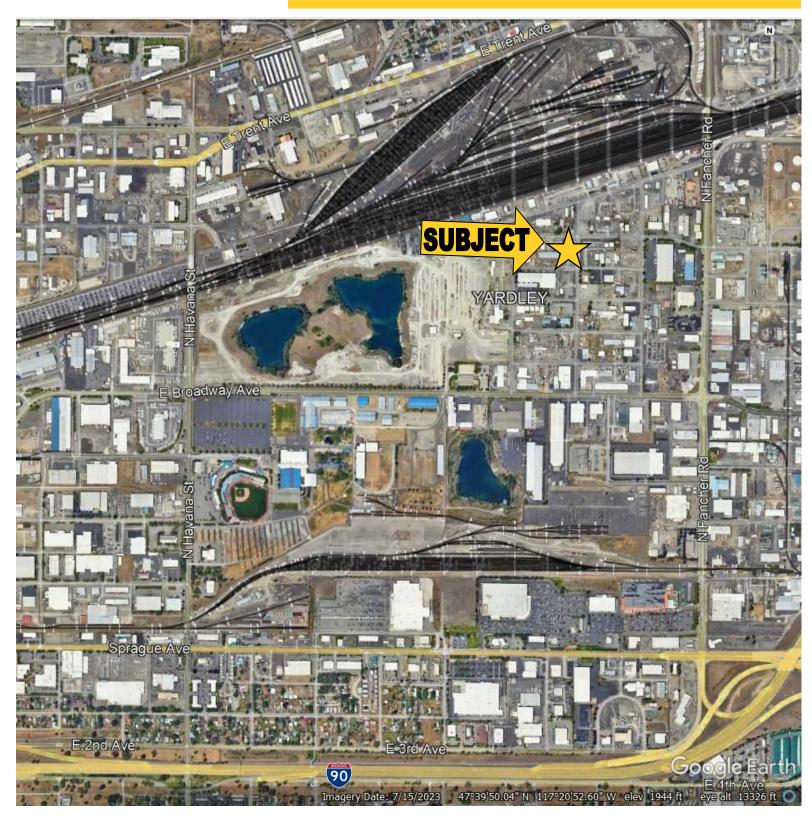


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## **AERIAL**



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