

SALE

DOS AMIGOS

12119 East Trent Avenue Spokane Valley, WA 99206



SALE PRICE **\$550,000**

Barb Pielli
(509) 714-5071

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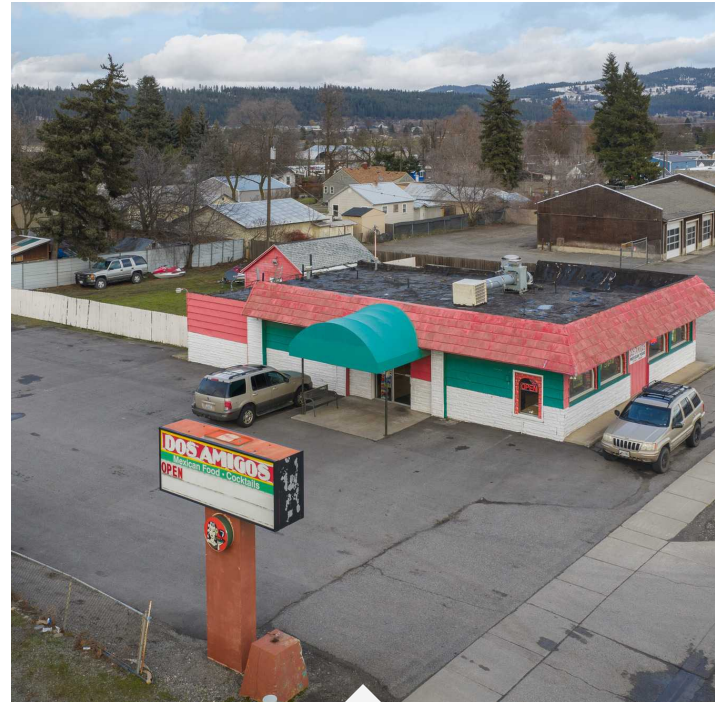
**COLDWELL BANKER
COMMERCIAL
TOMLINSON**

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Building Name	Dos Amigos
Property Type	Retail
Property Subtype	Free Standing Building
APN	45044.0514
Building Size	2,700 SF
Lot Size	20,480 SF
Year Built	1946
Year Last Renovated	2023
Number of Floors	1
Average Floor Size	2,700 SF



Opportunity to acquire an established restaurant along with the underlying real property in Spokane Valley. The property features a fully built-out commercial kitchen up to current code, allowing an incoming operator to avoid the time and cost associated with new restaurant construction.

Fully equipped commercial kitchen with extensive Type I hood system

Walk-in cooler and professional-grade food preparation areas

Turnkey restaurant infrastructure suitable for dine-in, take-out, or catering

Strong visibility along E Trent Ave with convenient access and traffic exposure

Real estate ownership provides long-term stability and appreciation potential

****Financials available to qualified buyers upon execution of a Confidentiality Agreement**

- Business and real property offered together
- Owner-operator friendly opportunity with real estate eliminating lease risk
- Established revenue with upside through expanded hours, menu optimization, or catering
- Fully equipped commercial kitchen with extensive Type I hood system
- Walk-in cooler and professional-grade food preparation areas
- Turnkey restaurant infrastructure suitable for dine-in, take-out, or catering
- Strong visibility along E Trent Ave with convenient access and traffic exposure
- Real estate ownership provides long-term stability and appreciation potential
- Significant cost savings realized by acquiring an existing, code-compliant kitchen build-out

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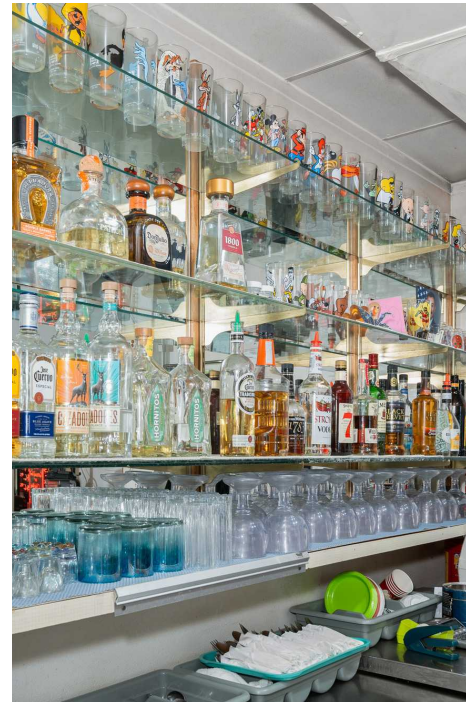
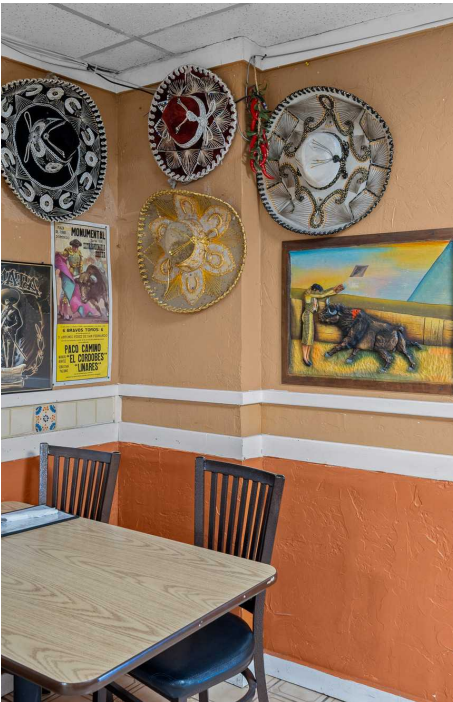
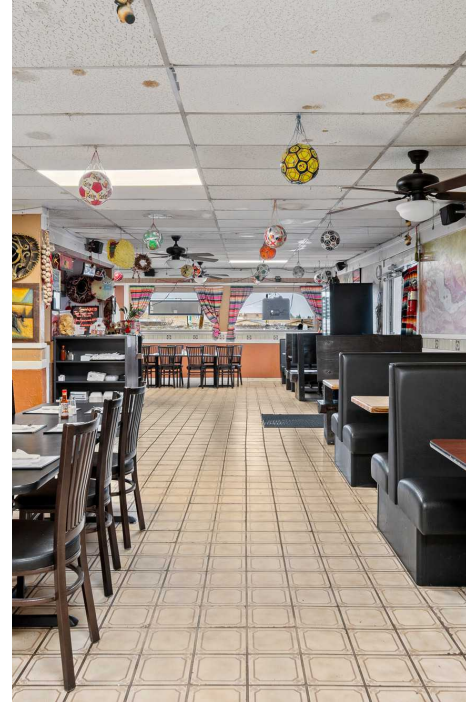


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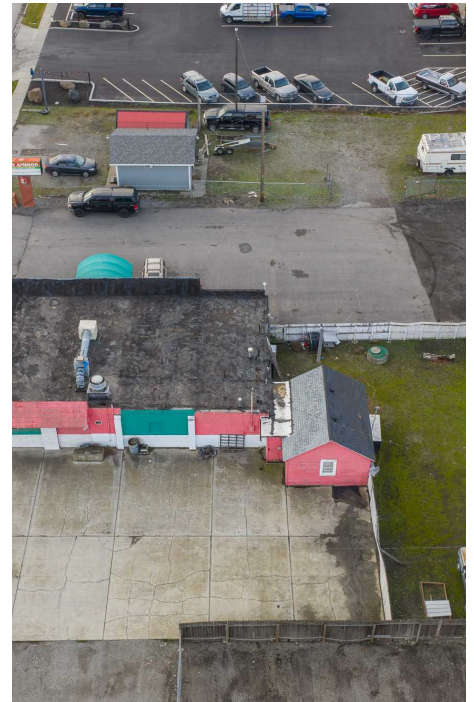
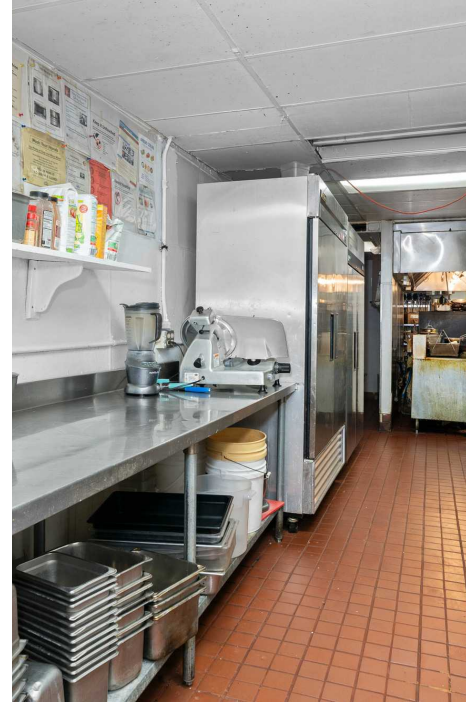


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