

FOR SALE

**NET LEASED RETAIL CENTER
 CHATTAROY, WA**

4211 E Westwood Ave Chattaroy, WA 99003

SPACE INFO

Sales Price	\$775,000.00
NOI	\$58,800 / year
CAP Rate	7.59%
Building Size	6,400 ± SF
Lot Size	2.37 Acres

Highlights

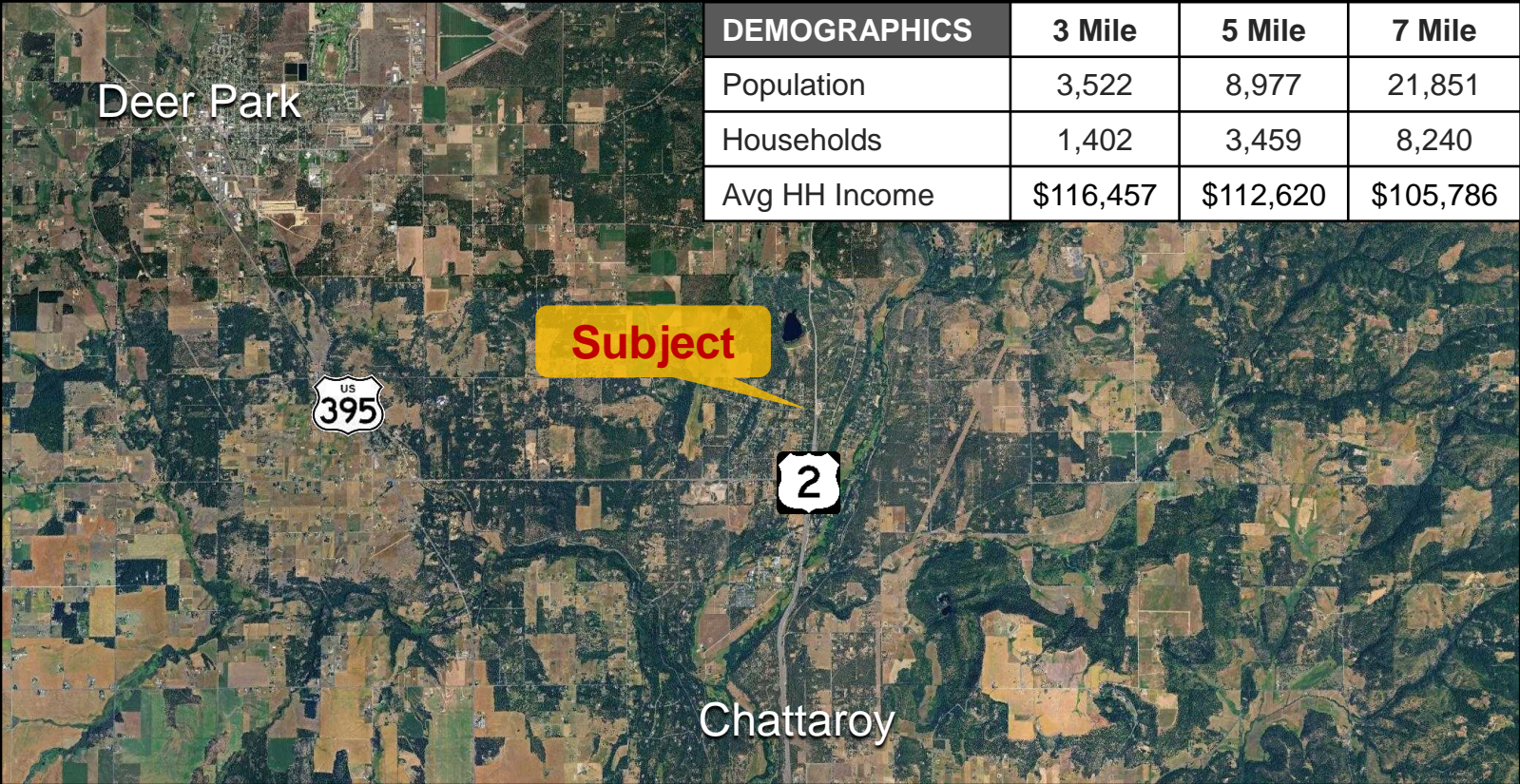
- Net Leased investment opportunity.
- Excellent frontage on Highway 2.
- Tenant Whiskey Glass Restaurant and Bar pays 85% of property taxes and insurance. Lease goes through October 2027. The space has new HVAC installed and a new walk-in cooler.
- Tenant Sienna Studio Salon is month to month.



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DEMOGRAPHICS	3 Mile	5 Mile	7 Mile
Population	3,522	8,977	21,851
Households	1,402	3,459	8,240
Avg HH Income	\$116,457	\$112,620	\$105,786



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