

An aerial photograph of a commercial property. In the foreground, there is a gas station with a canopy and a single-story building with a flat roof. The building has a sign that says "NO" and some posters on the wall. There are several cars parked in the lot. In the background, there is a multi-lane road with traffic, and further back, there are more commercial buildings and parking lots. The sky is clear and blue.

# FOR SALE

## SINGLE-TENANT LEASED INVESTMENT

1520 N Pines Road, Spokane Valley, WA 99206

**[KIEMLEHAGOOD**

**RICHARD FOX**

D | 509.755.7580

[richard.fox@kiemleahagood.com](mailto:richard.fox@kiemleahagood.com)

# SINGLE-TENANT LEASED INVESTMENT OPPORTUNITY FOR SALE

**SALE PRICE \$3,000,000**

Contact Listing Broker for additional pricing information

<b>Address</b>		1520 N Pines Road
<b>City, State, Zip</b>		Spokane Valley, WA 99206
<b>Parcel #</b>		45152.0713
<b>Zoning</b>		Corridor Mixed Use (CMU)
<b>Tenant</b>		Divine's
<b>Year Built   Renovated</b>		1995   2021
<b>Building</b>		±3,321 SF
<b>Fuel Canopy SF</b>		±2,200 SF
<b>Fuel Pumps</b>		8 Fuel Pumps
<b>Land SF</b>		±57,255 SF
<b>Land Acres</b>		±1.31 Acres
<b>Parking</b>		13 Stalls
<b>Parking Ratio</b>		±3.91 per 1,000 SF

Positioned along the high traffic North Pines Road corridor, this well maintained Gas Station offers investors a stable, single-tenant leased asset in the heart of Spokane Valley. The property features 8 fueling pumps, convenience store, excellent visibility, and easy ingress/egress, capturing both commuter and neighborhood traffic. Surrounded by established retailers, residential neighborhoods, and major arterials, this location benefits from strong daily drive-by counts and consistent customer demand.

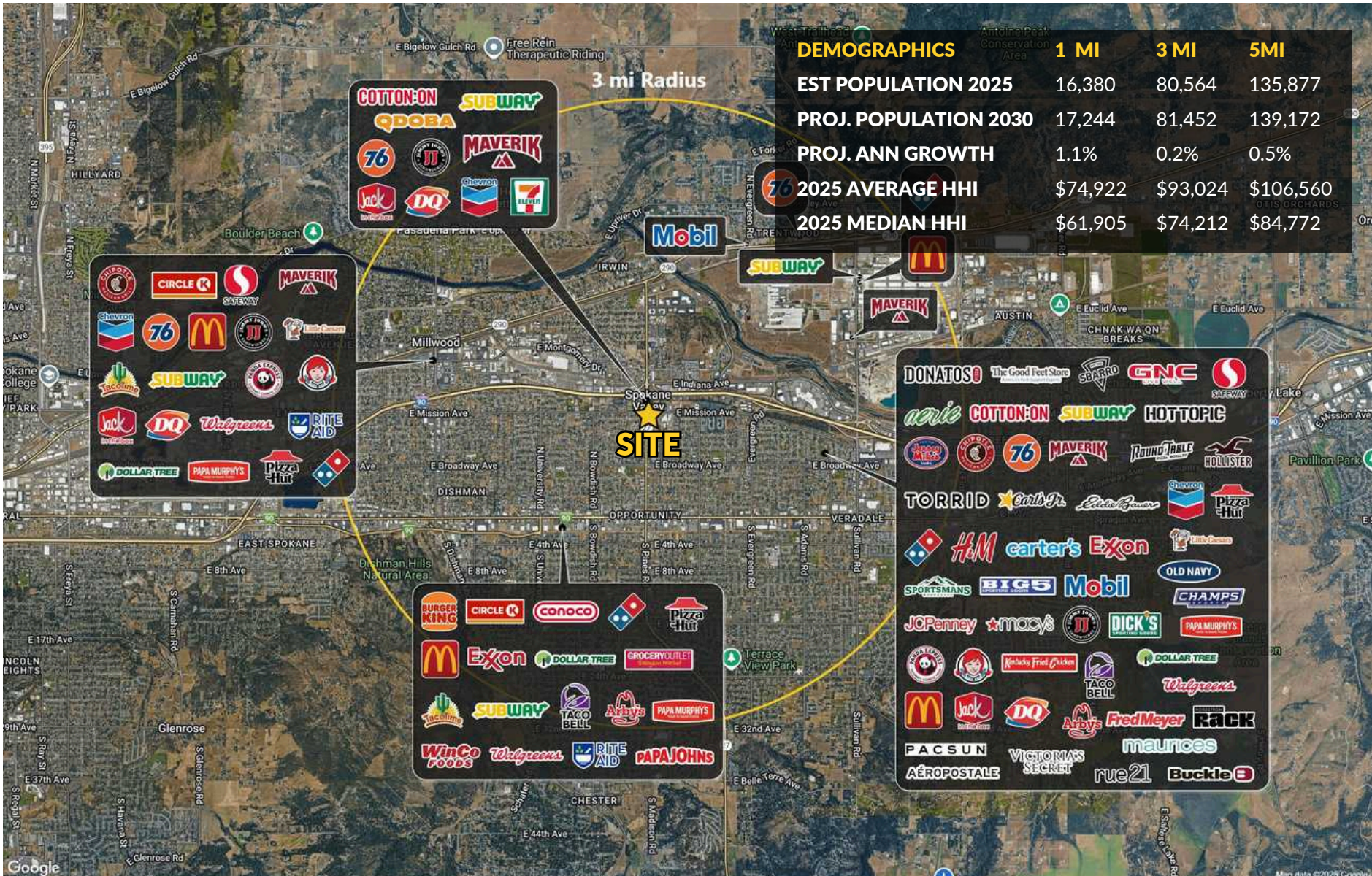
Excellent opportunity to acquire a hands-off, income-producing investment with long-term viability in one of Spokane Valley's most active commercial districts!





Google





**TRAFFIC COUNTS**

N Pines Road: ±25,916 ADT

E Mission Avenue: ±8,891 ADT

N PINES ROAD

SITE

MISSION AVENUE

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

**RICHARD FOX**

D | 509.755.7580

richard.fox@kiemlehagood.com

**KIEMLEHAGOOD**