

FOR SALE & LEASE
AUTOMOTIVE SERVICE

200 BETZ RD
CHENEY, WA 99004



Sale Price \$799,999
Lease Rate \$5,500/Mo NNN

NAI Black

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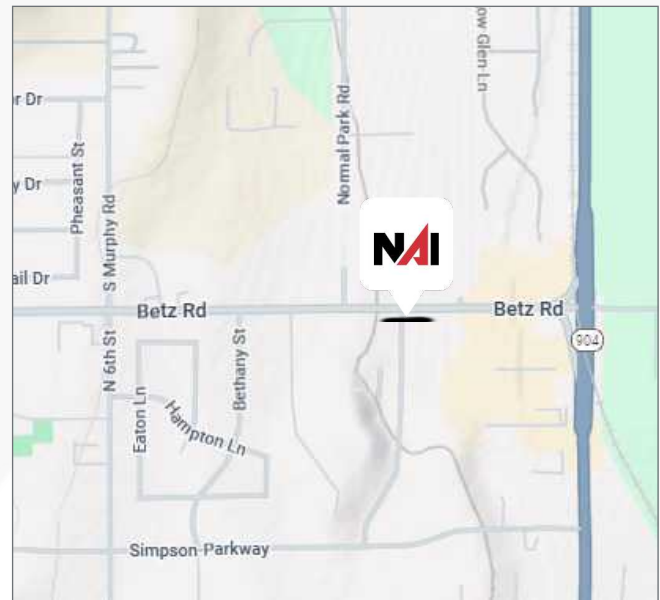
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INVESTMENT / OWNER-USER OPPORTUNITY

- Well-located property in Cheney, WA, just minutes from Eastern Washington University and the Spokane Metro
- Convenient access to Highway corridors and local arterial routes
- Strong visibility and accessibility in a growing submarket
- Opportunity for value-add, repositioning, or long-term hold
- Parcel: 13121.0012 Land: ~25,947 SF
- Zoning: Cheney C-2: General Commercial
- +/- 3,348 Main Floor +/- 800 Mezzanine
- 3 Driveways, 6 drive through bays with overhead doors, 4 at 12' high, and 2 at 14' high
- Building Shop, Floor Drains, Waste Oil Heater, 400 AMP electrical 200 lb/ft load capacity in mezzanine level.
- Lease Rate includes FF&E



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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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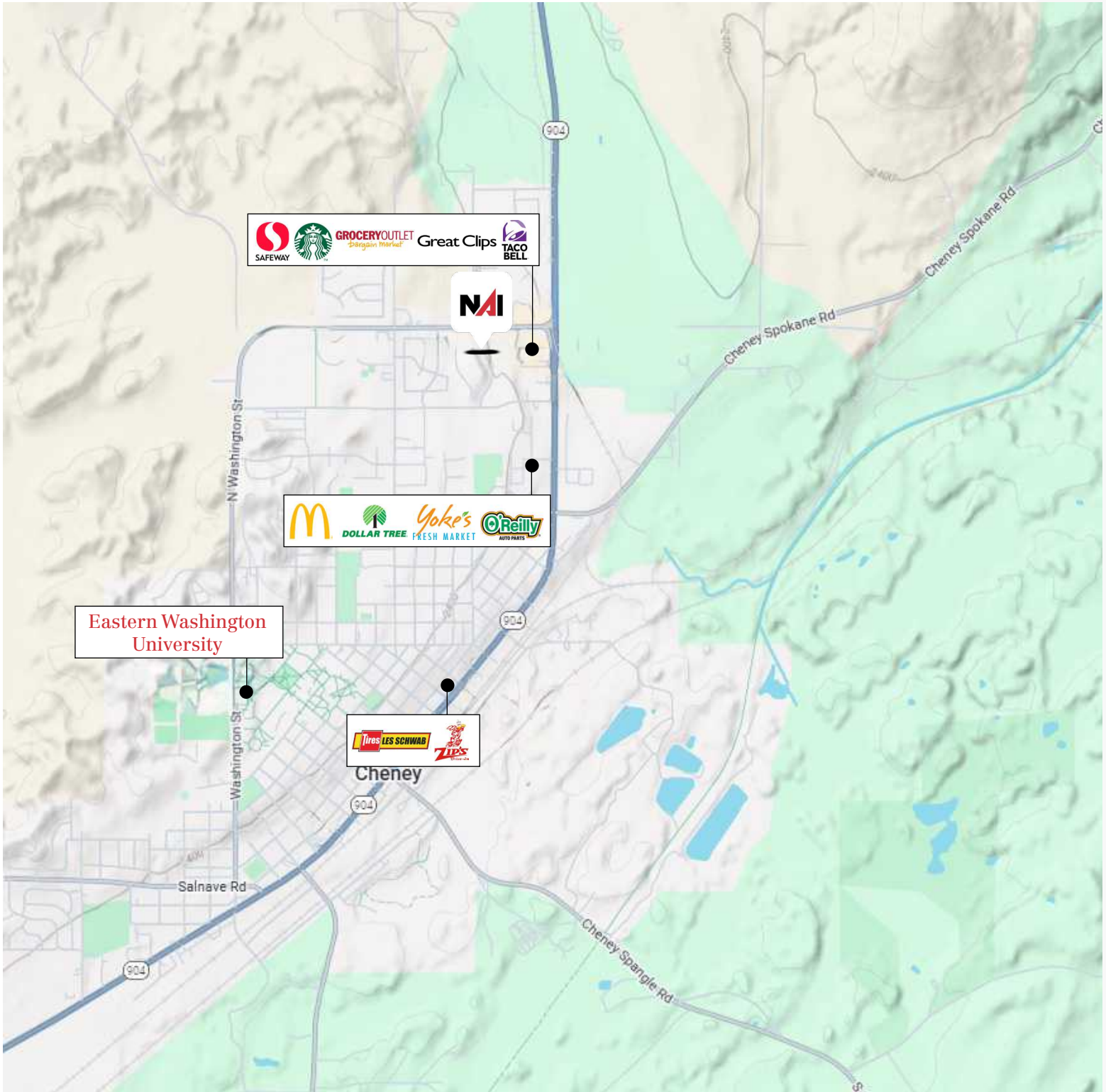
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