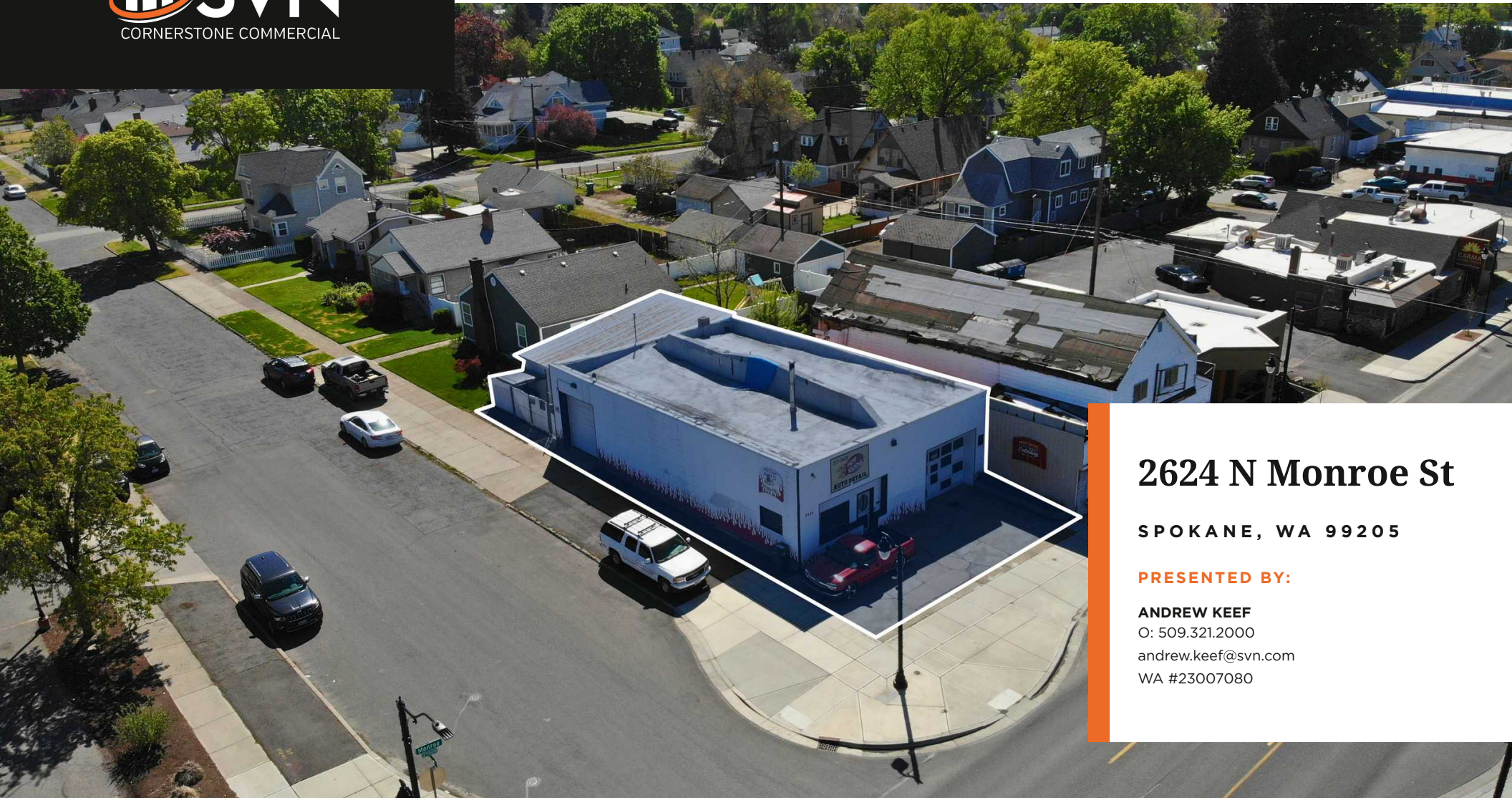




Hot Rods Auto & Boat Detail



2624 N Monroe St

SPOKANE, WA 99205

PRESENTED BY:

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WA #23007080

PROPERTY SUMMARY

HOT RODS AUTO DETAIL

2624 N MONROE
SPOKANE, WA 99205

OFFERING SUMMARY

SALE PRICE:	\$499,000
BUILDING SIZE:	3,216 SF
LOT SIZE:	4,000 SF
ZONING:	CC2

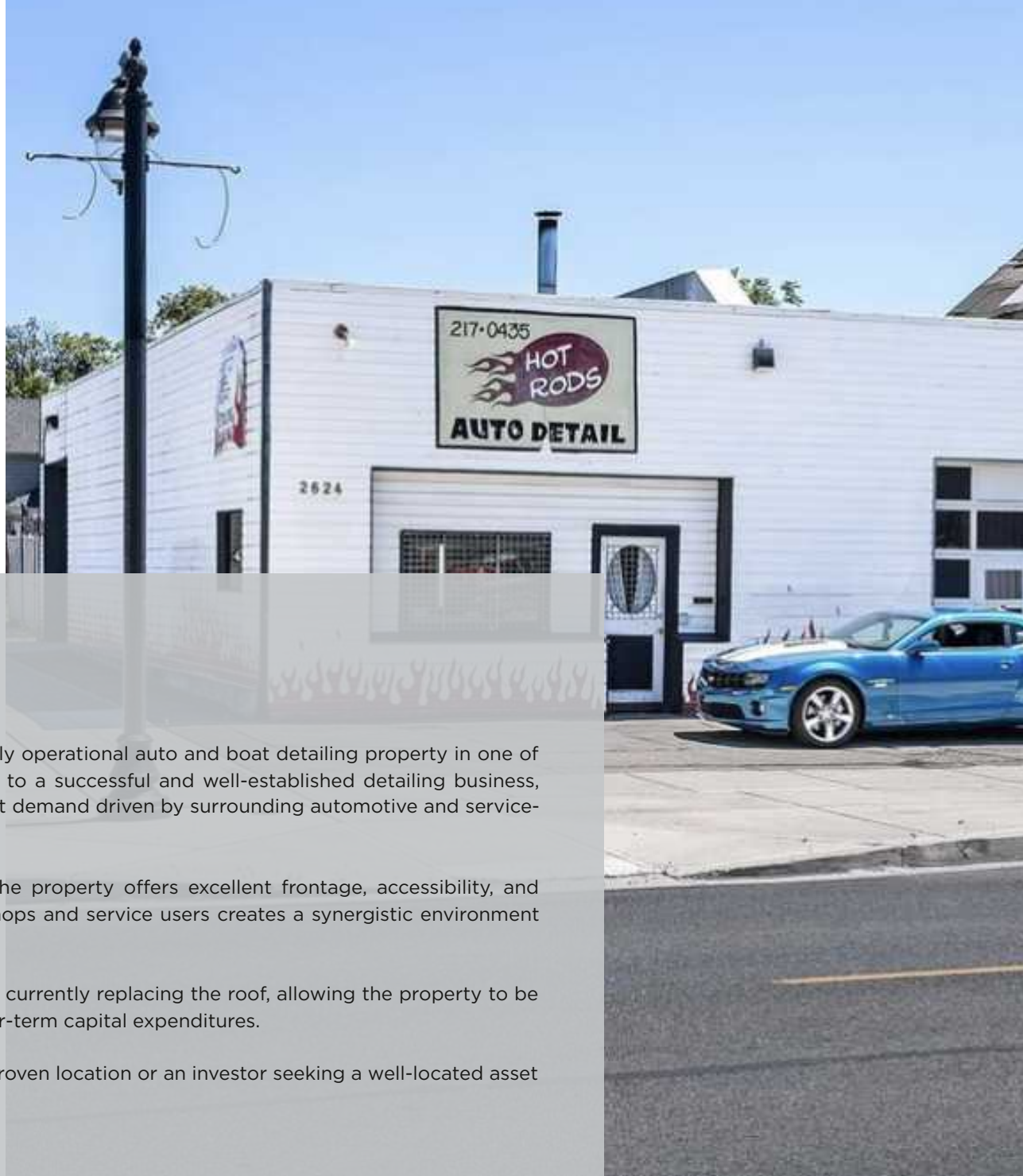
PROPERTY SUMMARY

2624 N Monroe St presents a rare opportunity to acquire a fully operational auto and boat detailing property in one of Spokane's most active commercial corridors. Currently home to a successful and well-established detailing business, the property benefits from strong walk-in traffic and consistent demand driven by surrounding automotive and service-related businesses.

Positioned on a prominent corner along N Monroe Street, the property offers excellent frontage, accessibility, and exposure. The site's location within a dense cluster of auto shops and service users creates a synergistic environment that supports continued business success.

In addition to its strong operational fundamentals, the seller is currently replacing the roof, allowing the property to be delivered with a new roof at closing, significantly reducing near-term capital expenditures.

This offering is ideal for an owner-user looking to step into a proven location or an investor seeking a well-located asset with strong underlying demand drivers.

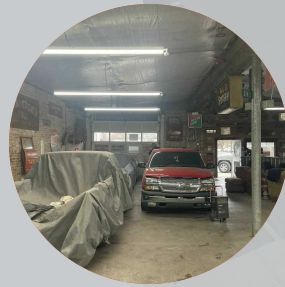


PROPERTY HIGHLIGHTS

- Established and successful auto detailing location
- Excellent corner visibility with 40' Monroe frontage / 100' Chelan frontage
- Located in a dense automotive service corridor
- Consistent walk-in traffic and local customer base
- New roof eliminates near-term capital expense
- Flexible CC2 zoning allowing multiple commercial uses



**NEW ROOF TO BE
COMPLETED PRIOR
TO CLOSING**

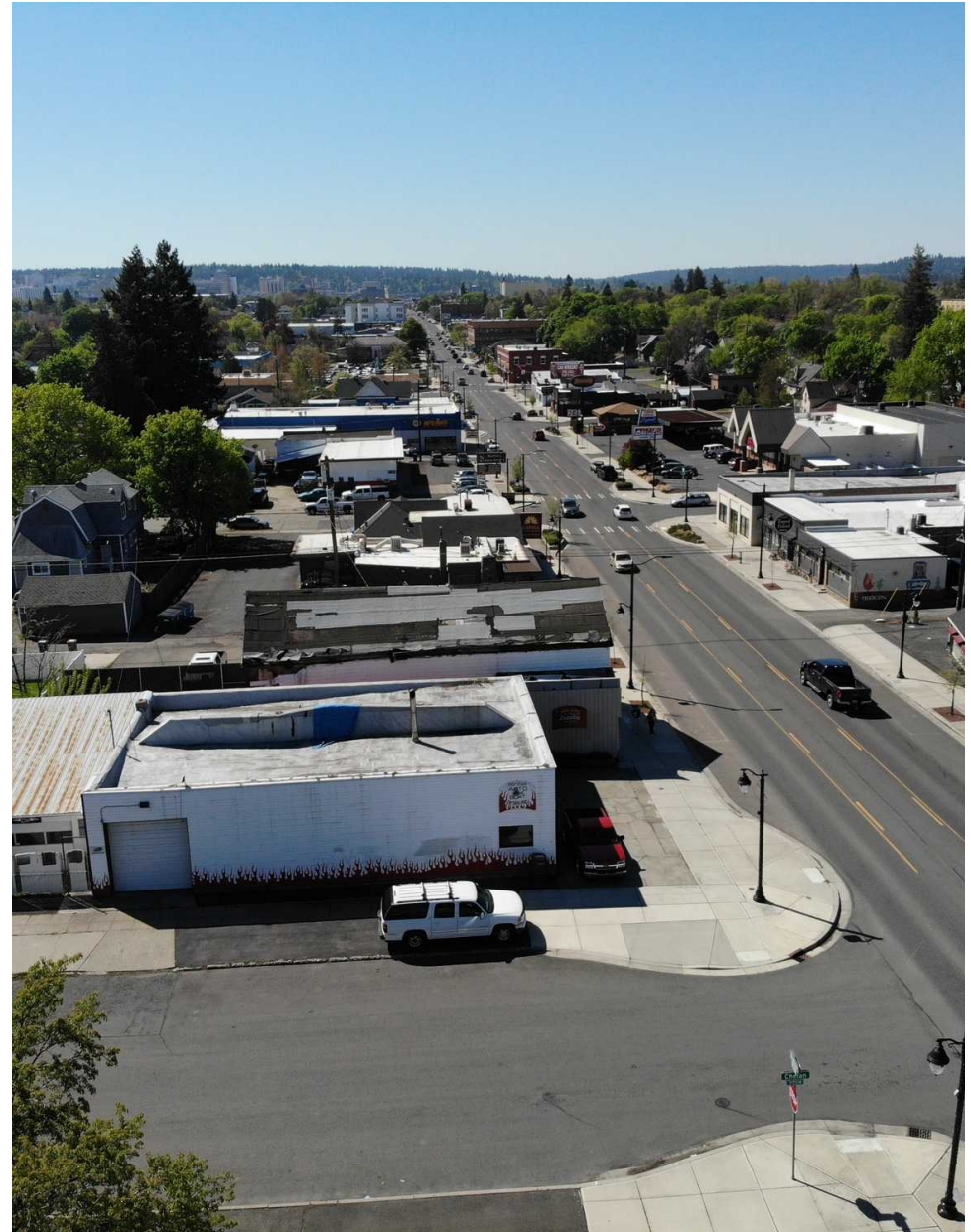


**PROVEN AUTO
DETAILING
LOCATION**

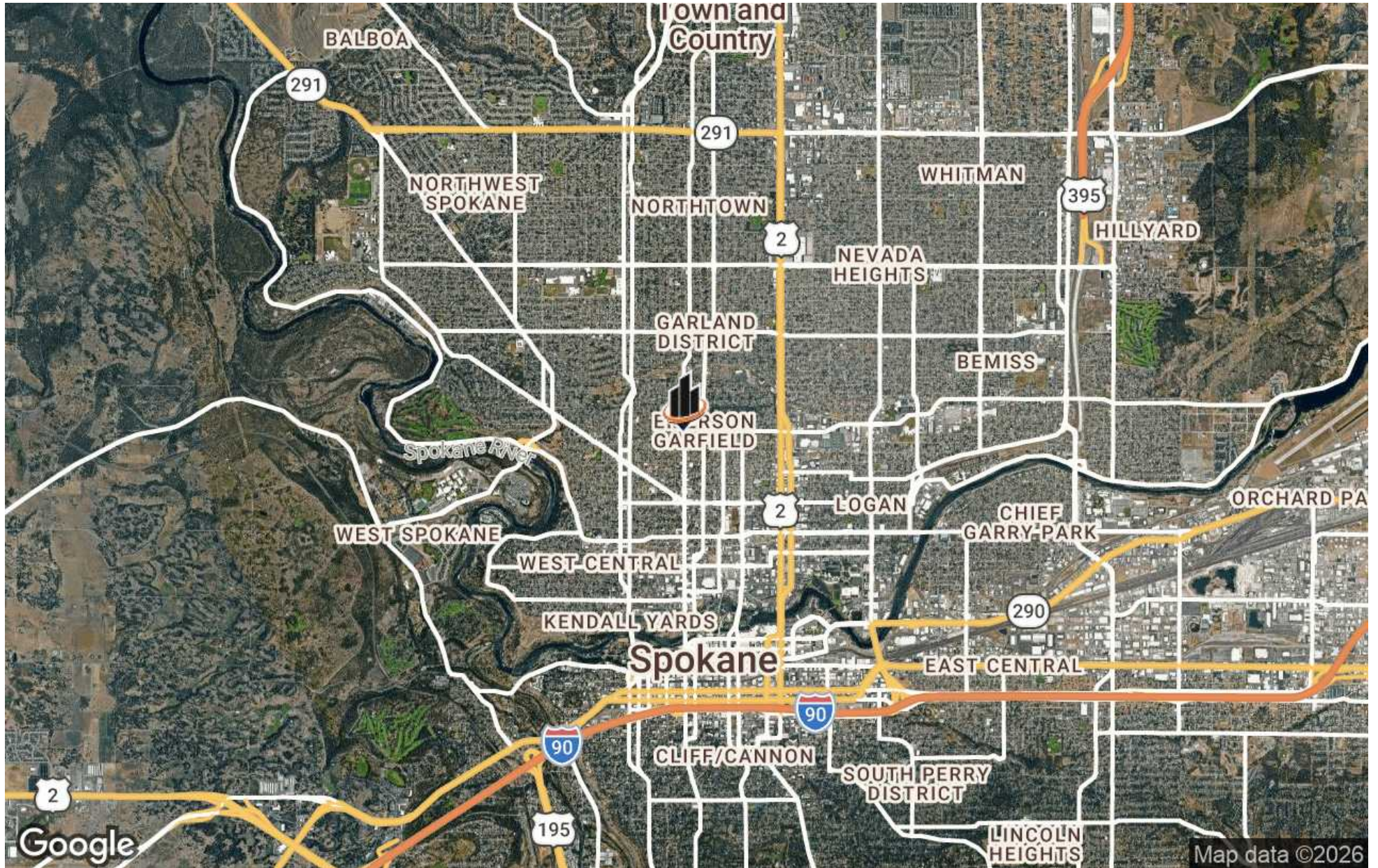


**HIGH VISIBILITY
CORNER LOT ON N
MONROE**

FRONTAGE ALONG ESTABLISHED COMMERCIAL CORRIDOR



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	16,594	64,907	130,742
AVERAGE AGE	36.9	36.2	36.6
AVERAGE AGE (MALE)	37.8	36.1	36.2
AVERAGE AGE (FEMALE)	36.7	36.3	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	7,038	26,666	55,267
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$70,681	\$74,914	\$74,658
AVERAGE HOUSE VALUE	\$311,225	\$290,442	\$290,988

2023 American Community Survey (ACS)





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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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