

630 W Shannon Ave
Spokane, WA 99205

Industrial Warehouse/Office Building For Sale






Presented By:

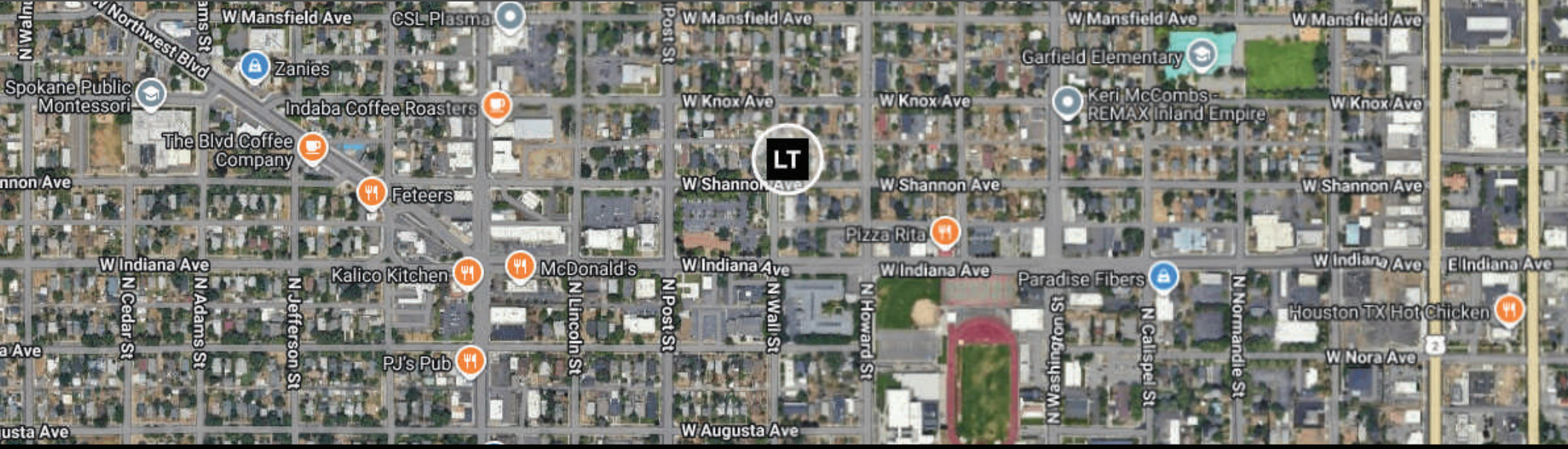
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 509.315.8660
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Property Highlights

- Investment Opportunity - Seller Leaseback
- Rental Income: \$4,333/Month/NNN
- Tenant: LT Contractor
- 3 Year Lease
- 3,750 Square Feet of Warehouse Space
- 1,305 Square Feet of Office Space
- New LVP Flooring & Paint in Office Area
- 3 Overhead Doors (10x10, 11x11, 11x12)
- Sellers are Licensed Brokers in Washington State




Offering Summary

- Sale Price: \$650,000
- Number of Offices: 3
- Building Size: 5,055 SF
- Lot Size: 6,000 SF
- Year Built: 1914
- Parcel #: 35074.2607
- NOI: \$52,000/Year
- Cap Rate: 8%

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

