

630 W Shannon Ave
Spokane, WA 99205

Industrial Warehouse/Office Building For Sale






Presented By:

Mitch Gillingham | Broker
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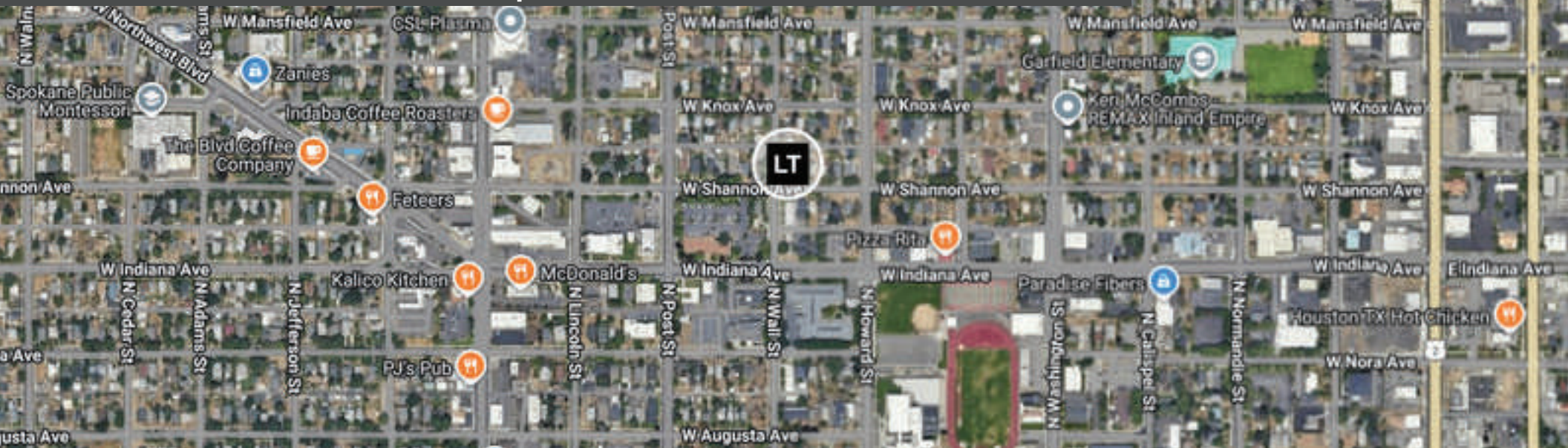
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 902 W Garland Avenue

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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: 1
- 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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