



4211 E. Westwood Ave.

Chattaroy, Washington 99003

Property Description

- 6,400 SF ± Two Tenant Building
- 2.37 Acres of Land
- Two Tenants - Whiskey Glasses Restaurant and Bar and Sienna Studio Salon
- New 5 Year Leases with 3% Yearly Increases
- Current NOI of \$61,800
- Large Pylon Sign
- High Traffic Location Just off Hwy 2
- Deed Restrictions Will Include No Future Convenience Stores, Gas Stations or Coffee Drive Thru
- 6.9% Cap Rate



Sale Price: \$899,000

For more information

John Powers

O: 509 622 3563

jpowers@naiblack.com

Spokane County Two Tenant Investment Sale



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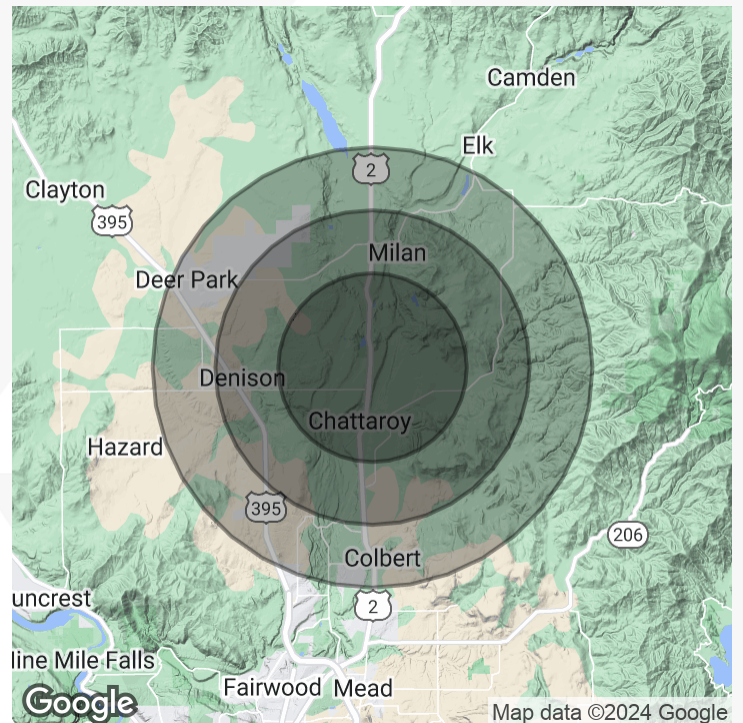
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Population	3 Miles	5 Miles	7 Miles
Total Population	3,522	8,977	21,851
Average Age	49.3	47.8	45.0
Average Age (Male)	47.8	46.7	43.1
Average Age (Female)	53.3	48.5	42.8

Households & Income	3 Miles	5 Miles	7 Miles
Total Households	1,402	3,429	8,240
# of Persons per HH	2.5	2.61	2.65
Average HH Income	\$116,457	\$112,620	\$105,786
Average House Value	\$322,052	\$310,567	\$297,847

* Demographic data derived from Esri forecast for 2023



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