

# FOR SALE

**SALE PRICE: \$1,400,000\***

\$1.4M Sale Price includes 13 Leased Storage Containers, see details below.

## FOR SALE | 9415 E. 4th Avenue, Spokane Valley, WA 99206

**LOCATION:** Situated south of Sprague & Appleway just east of Dishman Mica Rd on 4th Ave. Minutes to I-90 w/convenient access via Sprague &/or Argonne/Mullan Interchange. Current location of Roller Valley & Self Storage.

**SITE:** ±100,020 SF or 2.30 acres; parcel number 45202.1037; fenced site with electronic gates

**ZONING:** City of Spokane Valley, CMU, Corridor Mixed Use. Allows for a variety of uses including but not limited to light manufacturing, retail, and offices.

Total Bldg Footprint: ±21,900 SF, clearspan

Heat: Gas unit heaters and two newer A/C units July 2019, per the owner

Clearance: ±9'0" to 14'5"

Power: TBD

Sewer: Spokane County Utilities

Water: Modern Electric Water

Construction Type: Steel frame, metal skin

Age: 1976

Easement: This site is subject to a 30' ingress/egress easement on a portion of the parking area for property to the west. See attached Record of Survey.

\*Sale Notes: \$1.4M sale price includes 13 storage containers: 3- 40ft and 10- 20ft; additional could be added. Current storage container income is \$36,000/year with month to month tenants. Buyer can also purchase property with no storage containers for a reduced sale price. Building also available for lease with 30 day notice to existing tenant.

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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 08/10/20/tp J:\BROKERS\LUCAS DOCS\FLYERS\4th E 9415.PUB





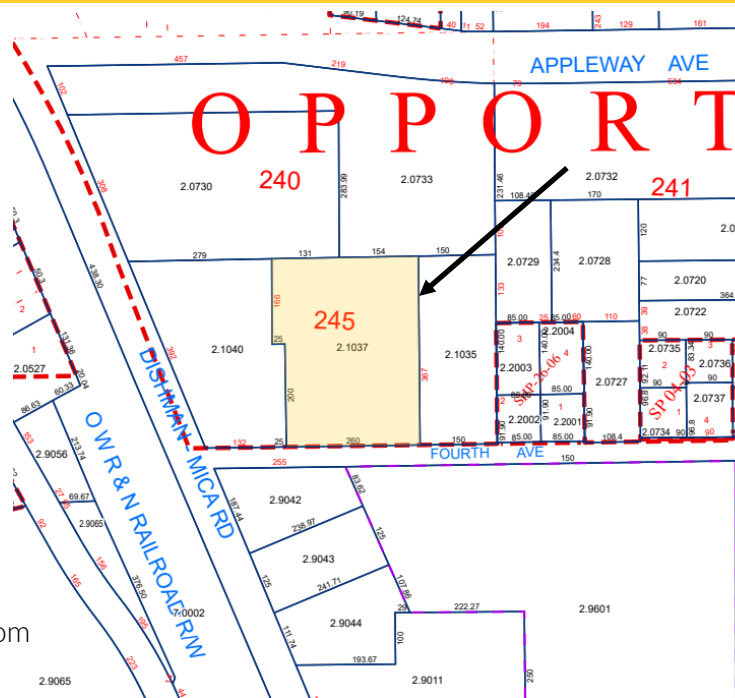


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**DEMOGRAPHICS**

	1mi	3mi	5mi
Est Pop 2020	8,277	70,279	148,263
Projected Pop 2025	8,873	75,943	160,506
Projected Annual Growth (20-25) Est	0.9%	1.0%	1.0%
Daytime Pop	8,147	54,687	113,437
2020 Average HHI	\$62,371	\$67,027	\$75,641
2020 Median HHI	\$70,102	\$75,555	\$85,173



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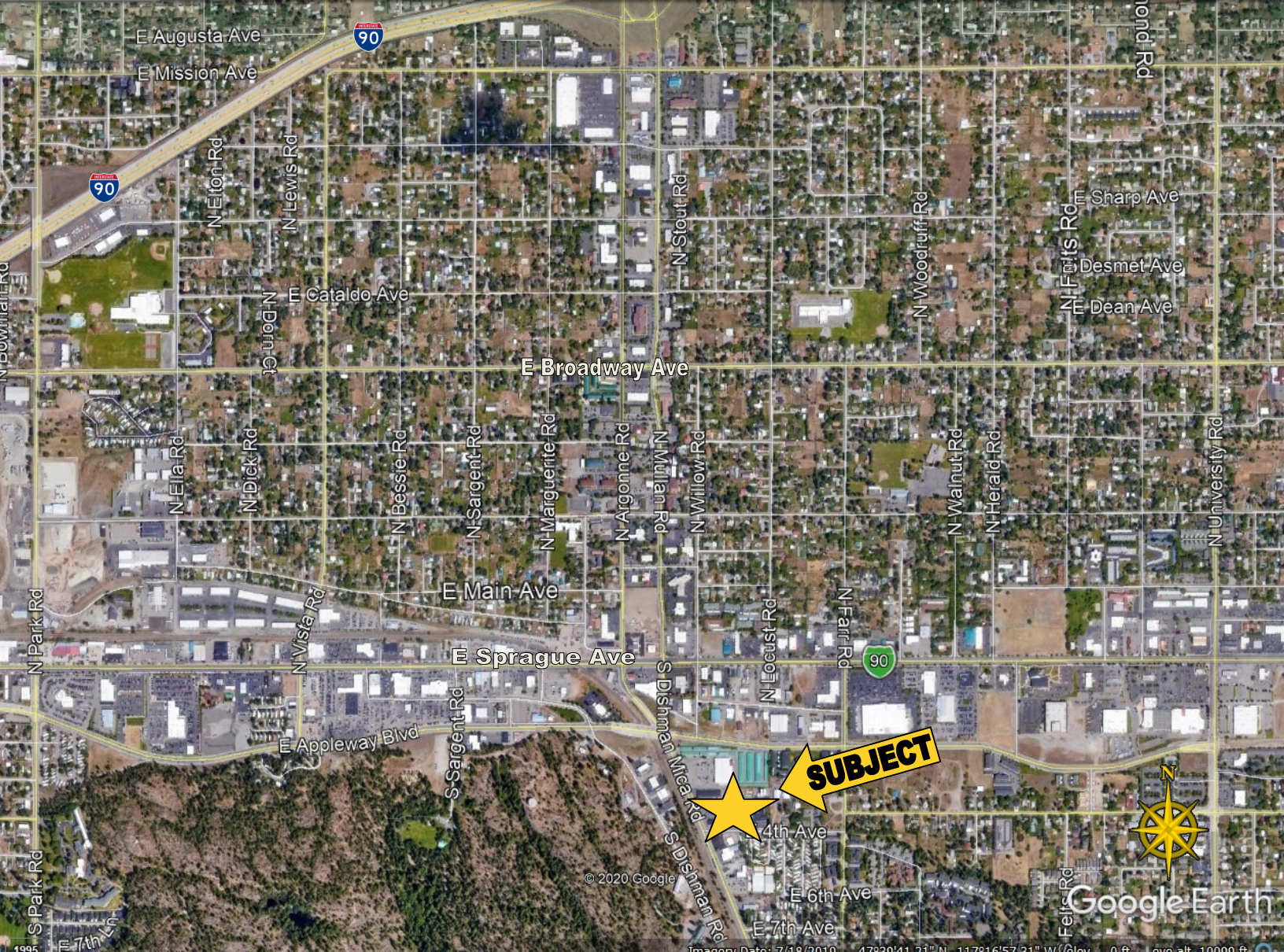
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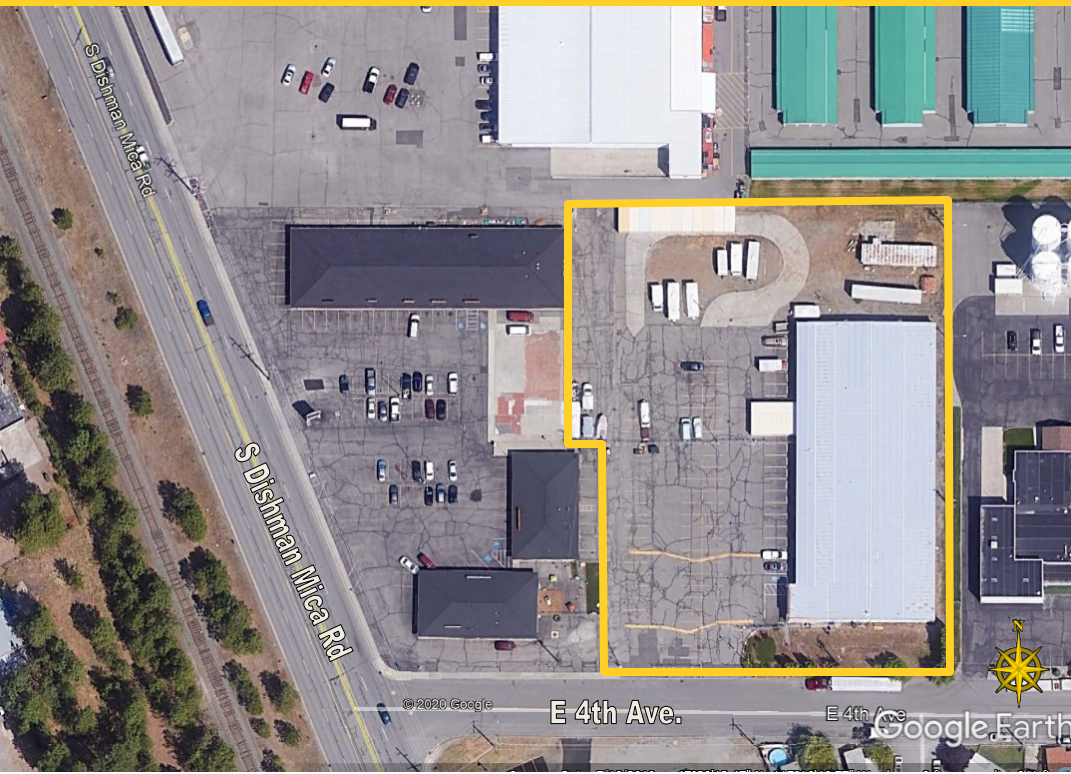
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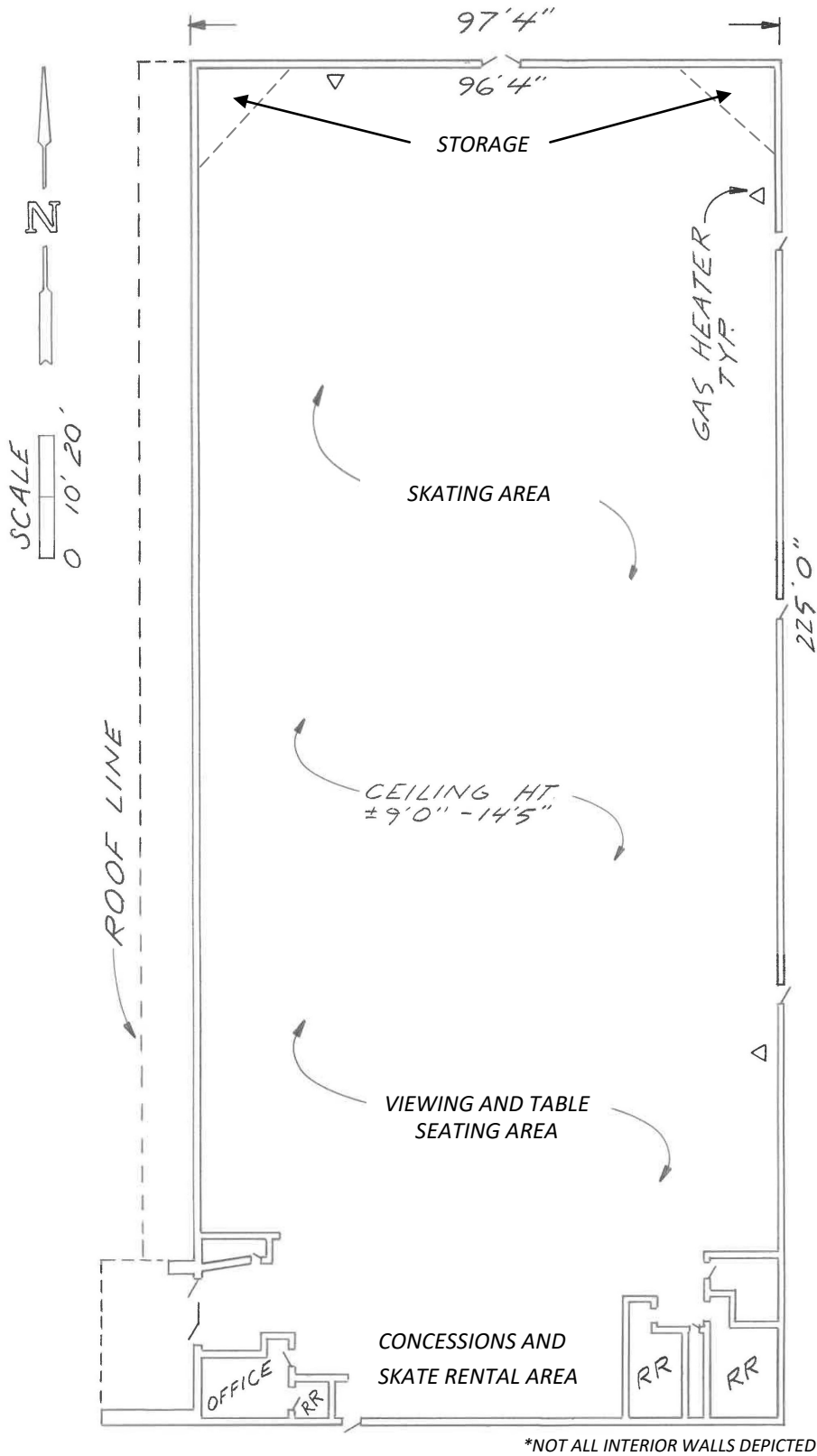
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# FLOOR PLAN

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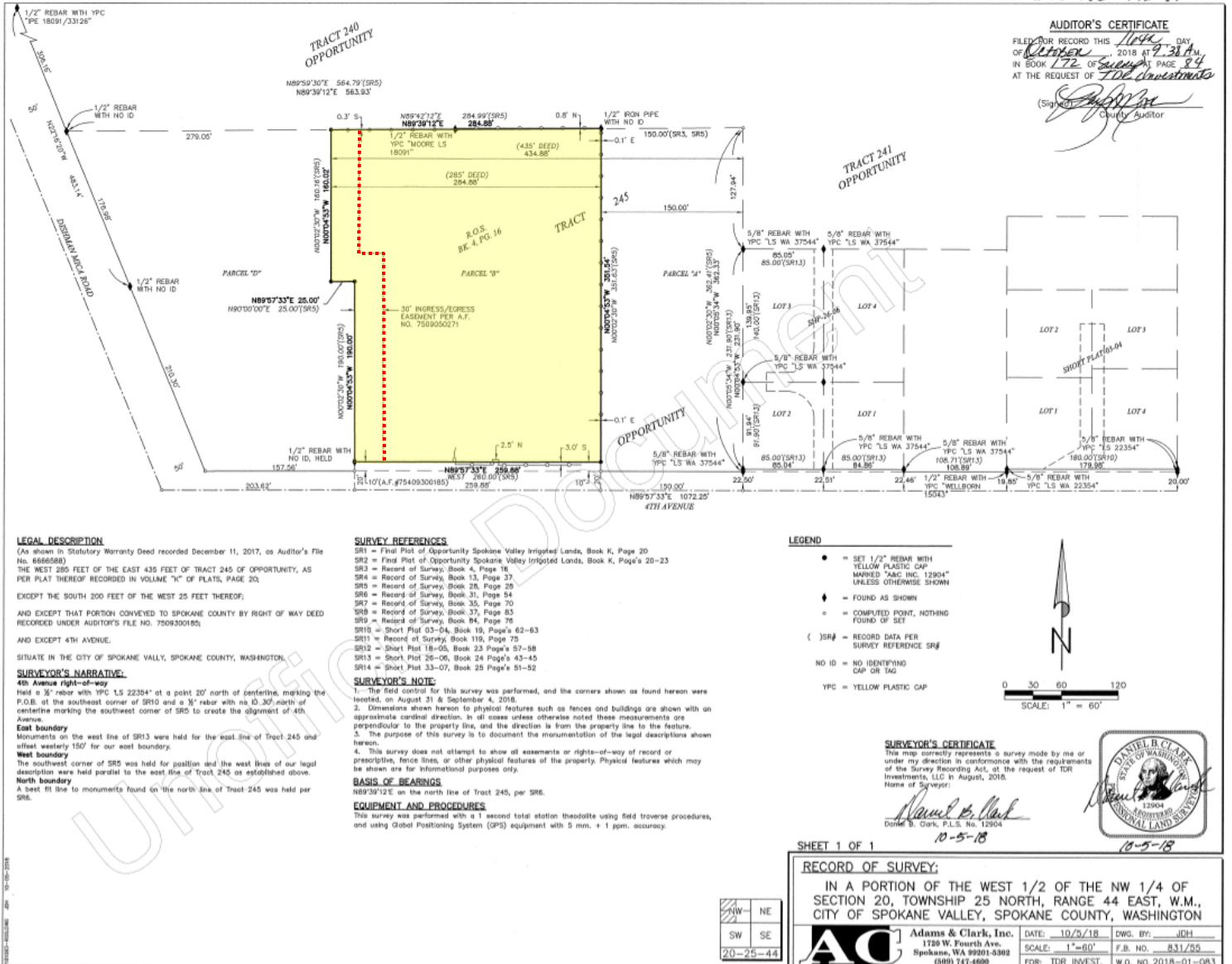


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# RECORD OF SURVEY

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