

A photograph of a two-story multipurpose building with a brick front and beige siding. The building has a white door with a small porch and steps. A large evergreen tree is in front of the building. A chain-link fence is in the foreground. The sky is overcast.

SALE

Cheney, WA Multipurpose Building

706 2ND ST
Cheney, WA 99004

PRESENTED BY:

JOHN J. HILLIER
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
BUILDING SIZE:	5,292 SF
LOT SIZE:	10,000 SF
PRICE / SF:	\$118.10
YEAR BUILT:	1999
ZONING:	C-1
APN:	13131.1608

PROPERTY OVERVIEW

Great location on 2nd street in Cheney, Washington, home of Eastern Washington University. Near City offices, Across the street from the Municipal Courts, City library and near the Eastern Washington University campus. This property will provide the Buyer with Hospitality, Office or Multifamily development opportunities.

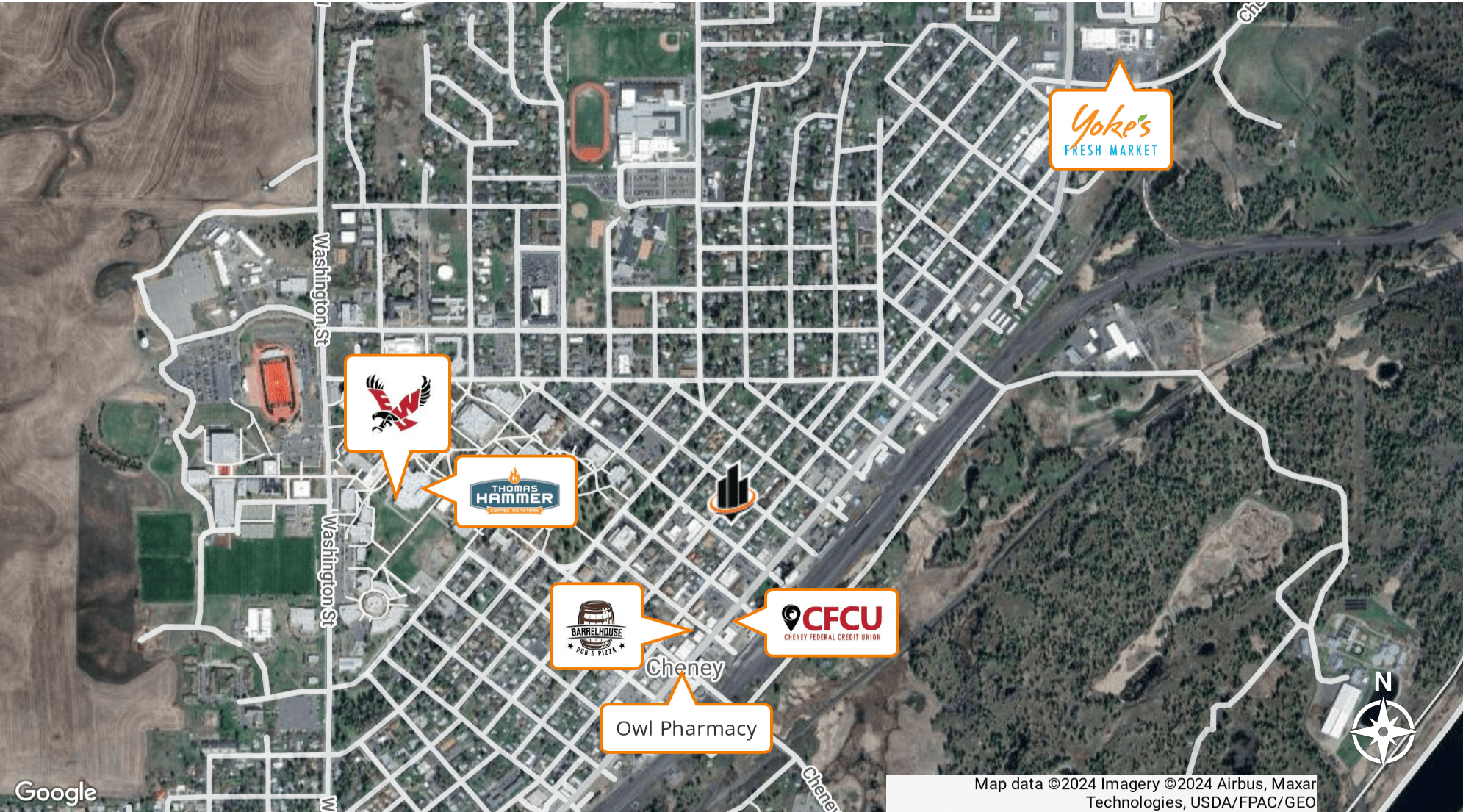
PROPERTY HIGHLIGHTS

- 13 bedrooms were rented for student housing near Eastern Washington University
- Upper level has 2 common areas which can be used for meetings, gatherings, or other formal uses
- Commercial kitchen located on the main floor. 3 Bathrooms (the lower level bathroom has showers)
- Separate lower level side entrance and wheel chair accessibility on main floor
- Paved (asphalt) parking lot; 10-12 vehicle capacity with street parking
- Potential Seller Financing - down payment TBD

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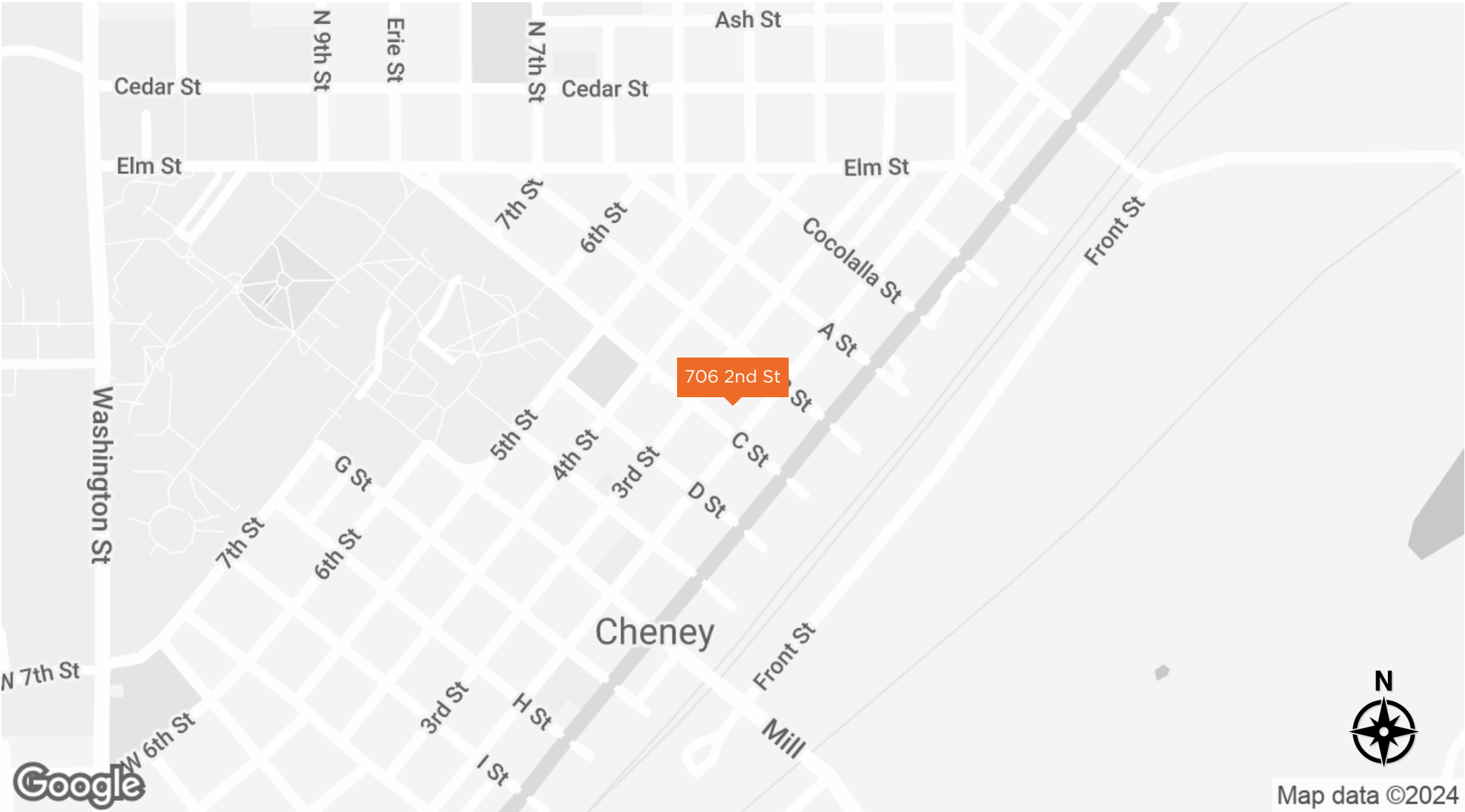
RETAILER MAP



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	6,414	14,231	35,240
AVERAGE AGE	23.0	27.8	35.3
AVERAGE AGE (MALE)	23.7	27.9	34.9
AVERAGE AGE (FEMALE)	23.0	28.1	35.4

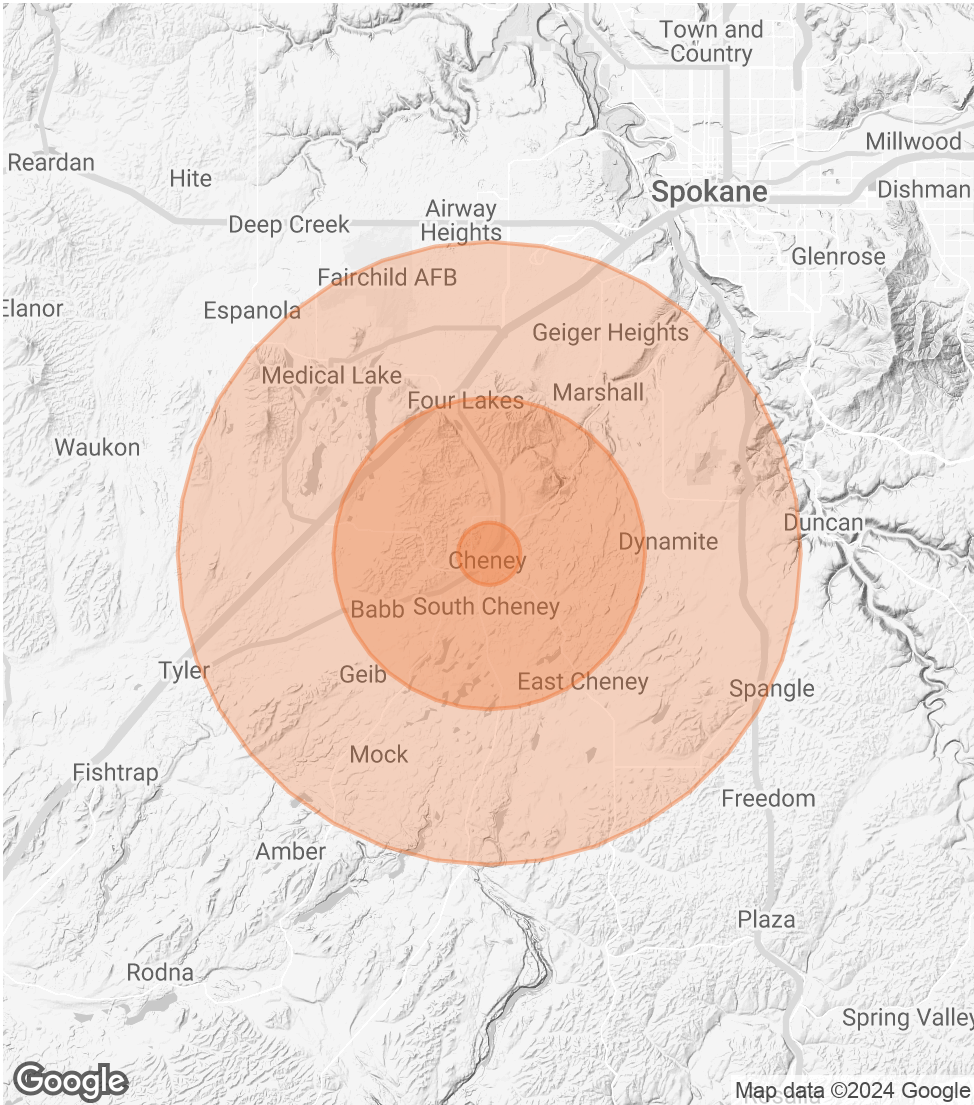
HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,426	5,928	14,082
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$49,868	\$61,267	\$76,358
AVERAGE HOUSE VALUE	\$216,916	\$234,379	\$253,149

TRAFFIC COUNTS

/day

2020 American Community Survey (ACS)



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ALL ADVISOR BIOS



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John J. Hillier

Senior Advisor
SVN | Cornerstone

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John most recently worked at Goodale & Barbieri Company, based out of Spokane, WA from 2005 thru 2015.

Before that he served with TRF Pacific LLC located in Seattle, WA as a senior commercial property and leasing manager in the greater Puget Sound and Northwest region.

He continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

John also enjoys restoring vintage muscle cars and riding his Harley Davidson motorcycle in his free time. From time to time you may see him at car shows or out on the golf course in the summer. John is also a USAF Vet and continues to support Veterans in our community.



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Ron Orlando

Advisor
SVN | Cornerstone

Ron Orlando specialized in the Senior Living Industry, and has a background in Healthcare working as a Clinical Procurement Analyst in Purchasing and Contracting with Empire Health, Community Health Systems, and Multicare Deaconess hospitals. He has expert knowledge of Independent Living, Assisted Living, Memory Care, Skilled Nursing facilities and CCRC (Continuous Care in Retirement Communities). His experience includes Project Management and developing cost effective use of healthcare capital resources.

SVN Cornerstone works closely with the Senior Living industry and has team members located in 220 offices throughout the U.S. We have extensive relationships with many ownership groups. ie: REIT, Privately owned, Receivership contacts, Private Equity, and other lending groups.

Ron served in the US Air Force medical branch and also worked as a Registered Nurse for the Dept. of Veterans Affairs - "Our Veterans will always be heard and cared for."

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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