

# Executive Summary

## PROPERTY SUMMARY

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**PRICE:** \$625,000

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**LOT SIZE:**

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**BUILDING SIZE:** 5,588 SF

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**YEAR BUILT:** 1966

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**RENOVATED:** 1985

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**PARKING:** 35 Parking Spots

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**ZONING:** Commercial Mixed USe

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**CROSS STREETS:** Bowdish & Sprague

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## PROPERTY HIGHLIGHTS

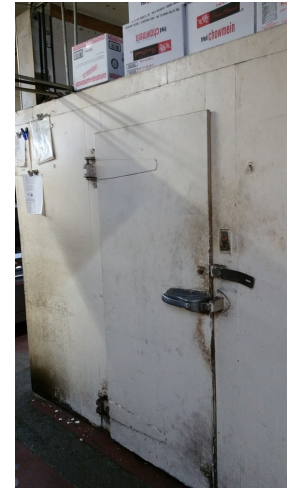
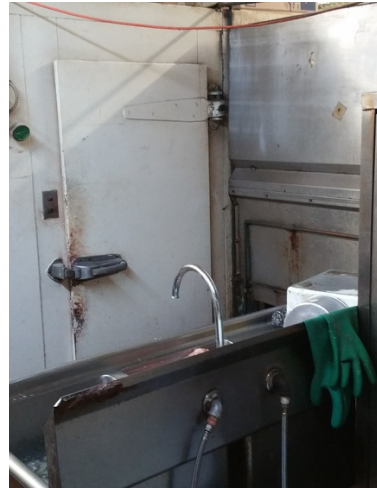
- Main Dining hall w/ Banquet Room and Lounge,
- The kitchen equipment may be bought from current lessee
- Current tenant renewed on 5 year lease.
- Available to a Buyer user. Landlord has option to terminate lease with 90 days written notice.

# Additional Photos



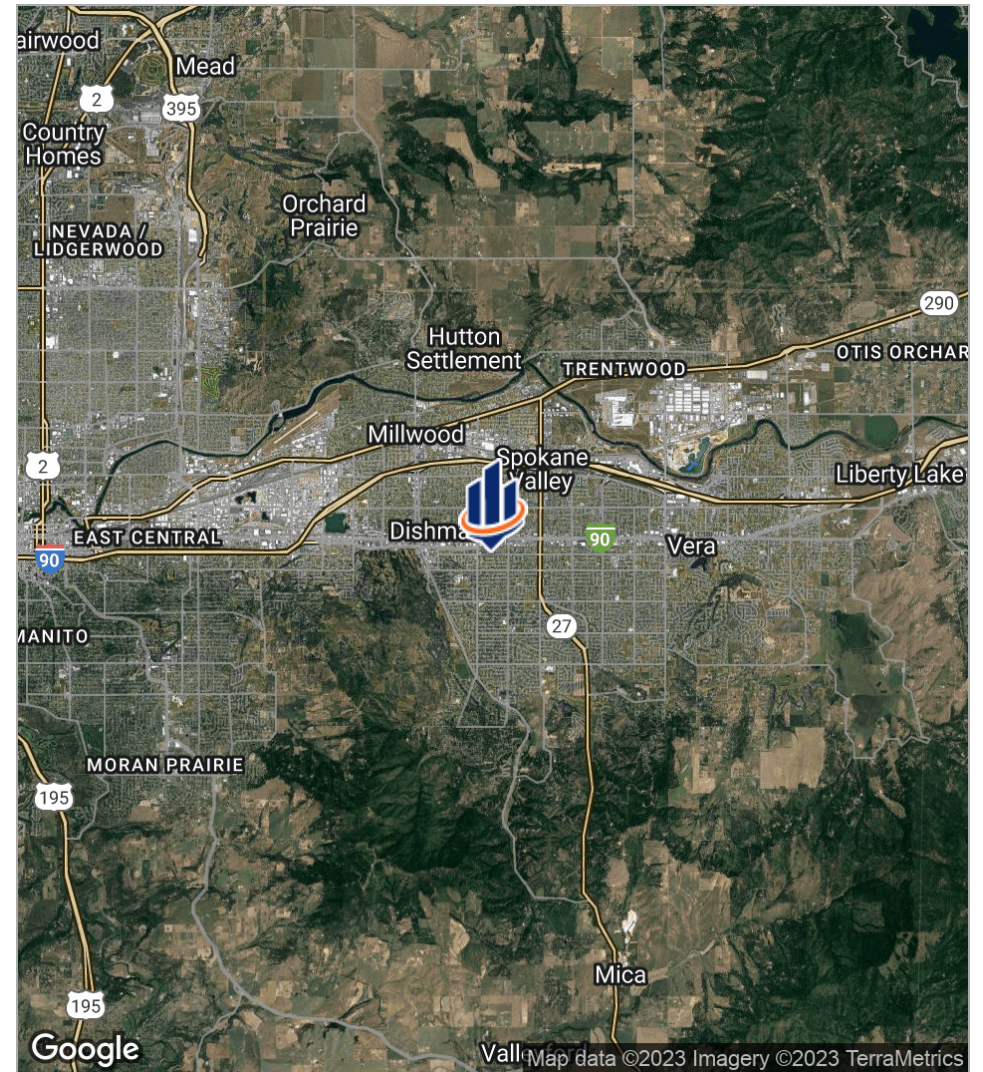
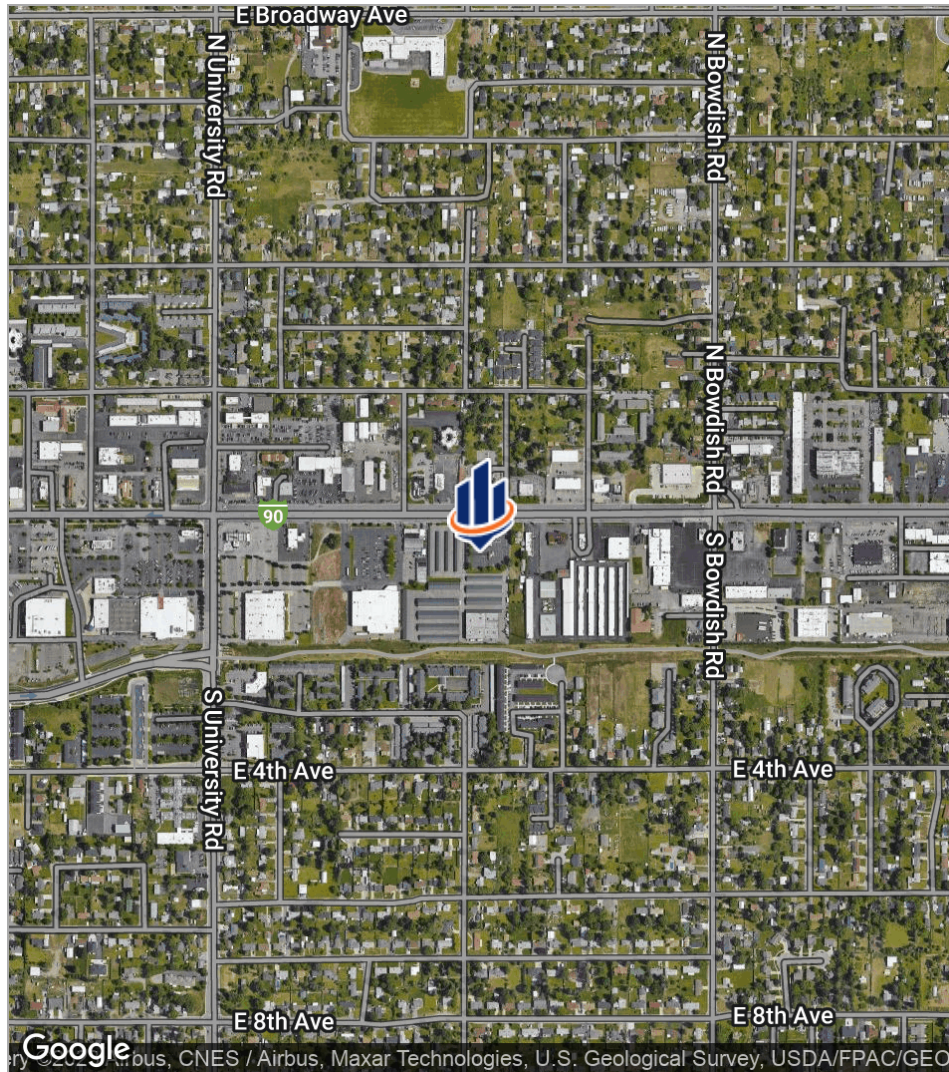


# Additional Photos



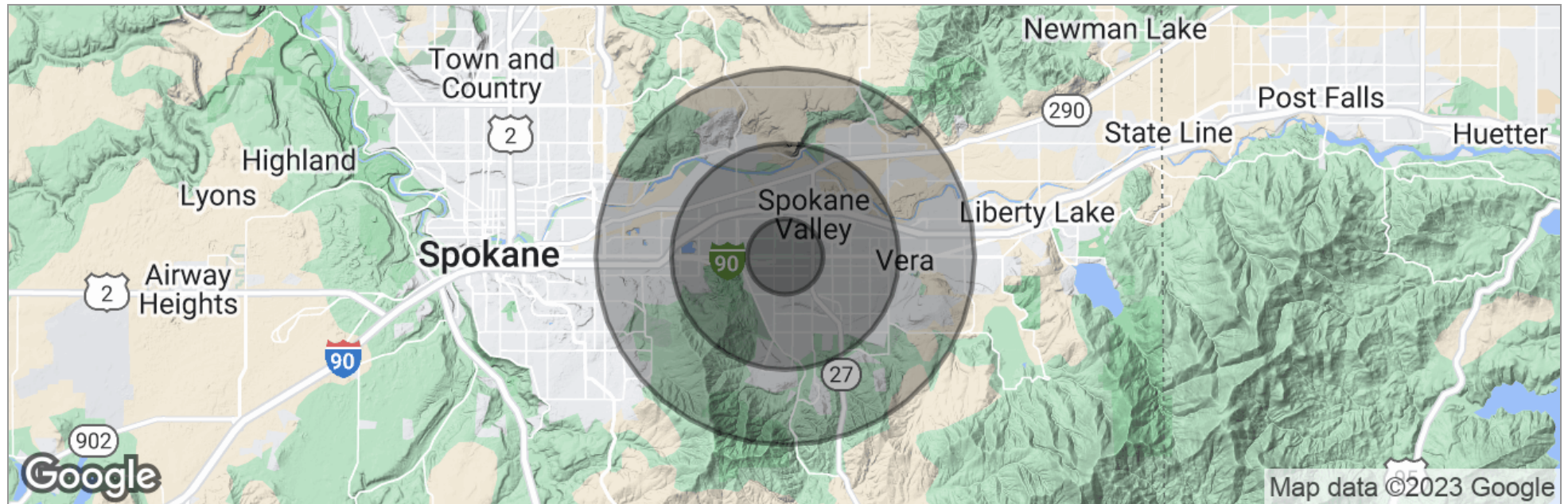


# Location Maps





# Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	10,775	70,588	119,010
Population Density	3,430	2,497	1,515
Median Age	35.9	37.3	38.1
Median Age [Male]	32.7	34.9	36.0
Median Age [Female]	38.8	39.4	40.1
Total Households	4,618	30,337	49,446
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$46,773	\$52,568	\$57,825
Average House Value	\$183,039	\$206,452	\$210,342

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1



## Guy D. Byrd

Designated Broker

SVN | Cornerstone

Tim Kelley was transferred to Spokane by Western States Equipment [The Caterpillar Dealer] in February 2001 from Boise, Idaho. He worked as the Caterpillar Rental Store Salesman. His territory spanned from the Spokane Valley, through North Idaho, to the Montana boarder.

Tim worked for F.M.I. Sales and Service [The Terrex Compact Equipment Dealer] after leaving Caterpillar. Specializing in the Sales and Rental of compact equipment and forestry equipment.

He comes to SVN Cornerstone as a Commercial Real Estate Broker with twenty plus years in the construction sales industry. He has worked as a Commercial Business Broker during his first two years in Real Estate. Tim specializes in Light Industrial and Industrial Property Sales and Leasing.

His background In Heavy Equipment Sales and Leasing along with the SVN International Platform, Tim adds great value to our Industrial Clients in Eastern Washington.

### Memberships & Affiliations

ICSC ; CCIM ; Greater Spokane Incorporated [GSI] member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

WA #17968

ID #DB35767

Phone: 509.953.5109

Fax: 509.321.2001

Cell: 509.953.5109

Email: [guy.byrd@svn.com](mailto:guy.byrd@svn.com)

Address: 1311 N. Washington Street  
Suite D  
Spokane, WA 99201

# Advisor Bio & Contact 2

## Memberships & Affiliations

Phone:

Fax:

Cell:

Email:

Address: 1311 N. Washington Street  
Suite D  
Spokane, WA 99201

# Disclaimer

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