

Spokane, Washington
Investment Property
Long Term NNN Lease
Strong Regional Tenants



3920 E. Boone Avenue

Spokane, Washington 99202

Property Description:

- **Building Size #1:** Approx. 11,040 s/f
- **Building Size #2:** Approx. 5,600 s/f
- **Parcel Size:** 1.94 acres
- **Parcel ID:** 35151.2401
- **2020 Taxes:** \$12,404.84
- **Zoning:** (HI) Heavy Industrial

Investment Highlights:

- Long term Lease with credit Tenant
- Central industrial location near Spokane Fair Grounds with easy access to downtown Spokane, Spokane Valley, and Interstate 90.
- Tenants: Commercial Tire and Workforce Services
- Net Annual Income: \$175,000

Sale Price: \$2,200,000

Price Per SF: \$132.21

8% Cap Rate

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

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www.cdabroker.com

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Investment Highlights

Tenant: Commercial Tire

Strong regional tire chain with over 40 stores across Washington, Oregon, Idaho and Utah. Approximate 12 years remaining on Commercial Tire Lease.

Tenant: Workforce Services

With 17 locations spread across the Contential US and Hawaii, Workforce Services is an automotive fleet maintenance company servicing light/medium/heavy duty vehicles, trailers, reefers, and unpowered road equipment.

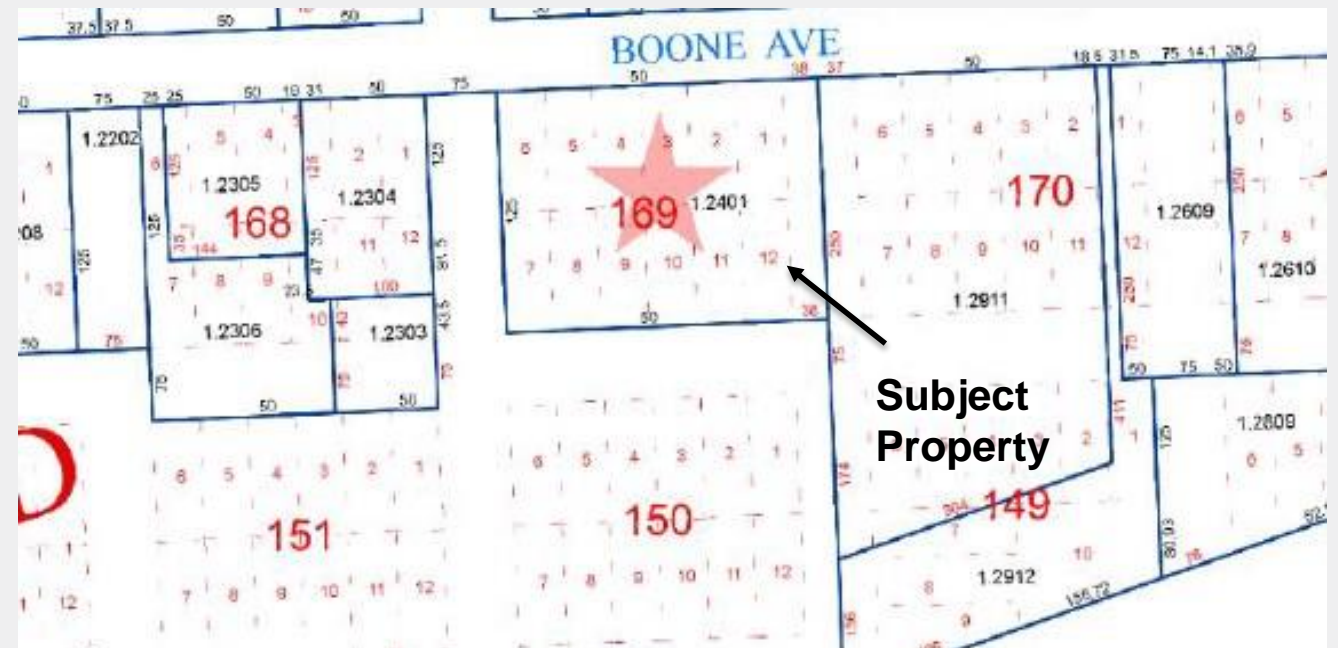
Property Summary

Building 1: Commercial Tire

Approximately 11,040 SF steel construction with reception, showroom, waiting area, multiple offices, free span warehouse/service area with 3 ground level loading doors

Building 2: Workforce Services

Approximately 5,600 SF steel and commercial block concrete construction with 18' clear height in free span service area, 4 loading doors and wash bay, and 4 private offices.



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