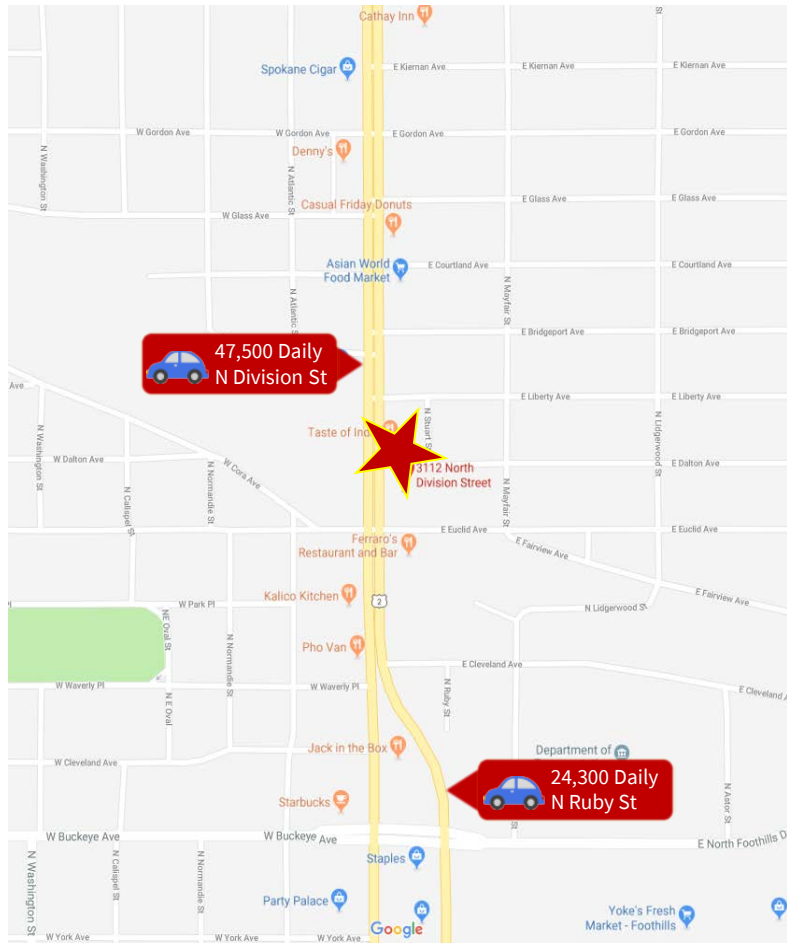


Investment Sale



DO NOT DISTURB BUSINESS
Real Estate Only - Seller to Lease Back

Google



3112 N Division Street

Spokane, WA 99207

Property Features:

- Total Building Size: 8,540 SF ±
- Lot Size: 44,397 SF ±
- Zoning: GC-70
- Pylon Signage Available
- (8) OH Doors
 - (6) Est. 12' x14'
 - (2) Est. 12' x16'
- Clean Phase II (2018)
- 24 Parking Stalls
- Secured Yard Space
- 250' Frontage on Division Street

\$1,100,000

Sale Price: \$1,200,000

For More Information, Contact:

Drew Ulrick

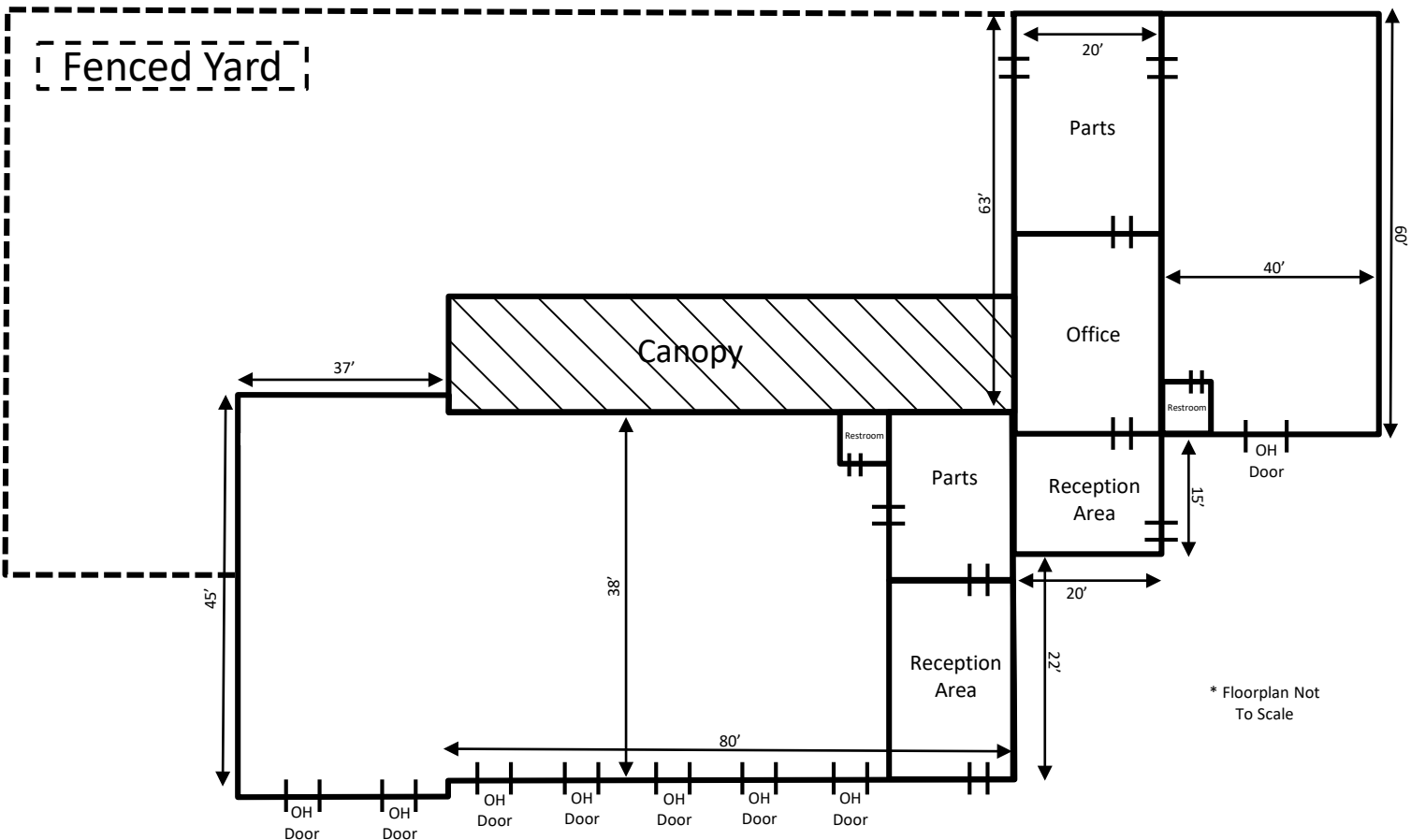
+1 509 622 3562 • dulrick@naiblack.com

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Investment Sale

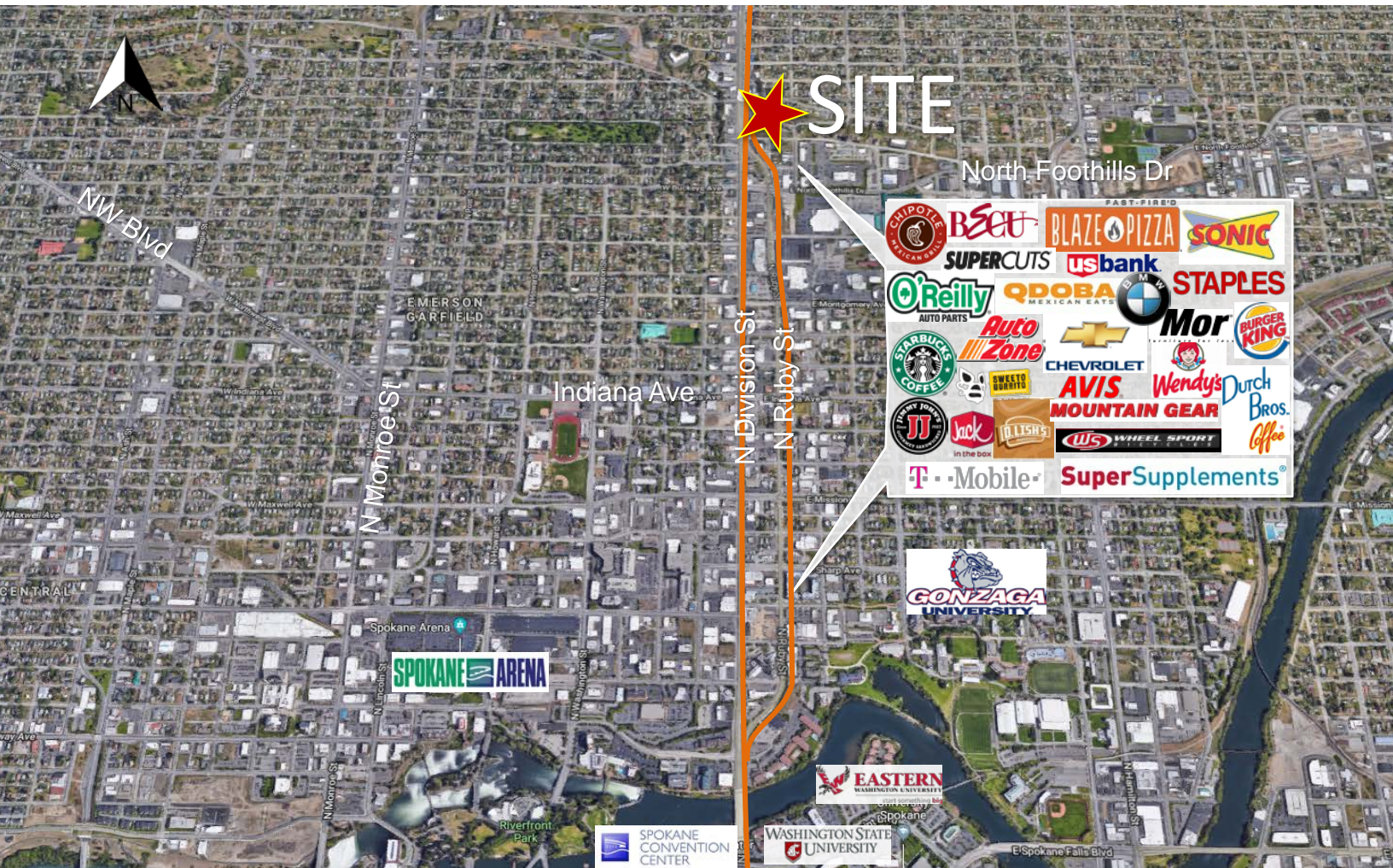


* Floorplan Not To Scale

Investment Sale



2018 Demographics:	1 Mile	3 Miles	5 Miles
Population	18,634	134,562	221,732
Average Household Income	\$51,696	\$51,878	\$64,199
Households	7,558	56,065	91,640
Median Age	33.7	34.7	36



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