

For Sale

Industrial

NAI Black



## JMR Sun Farms

5504 E. Cataldo Ave.

Spokane Valley, Washington 99212

### Property Description

LCB Approved Location

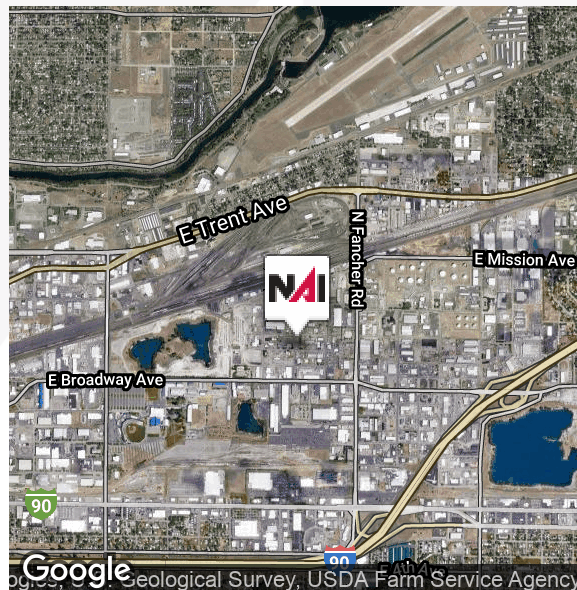
Completely Fenced/Secured Yard

3 Buildings

- Clubhouse 501 SF (2014 remodeled - 1920 year built)
- Barn: 768 SF
- Cupola: 336 SF
- 3 Phase Power
- ADA Parking

**Sale Price: \$500,000**

**Seller Financing Available**



For more information

**Darren Slackman, SIOR**

O: 509 622 3595

dslackman@naiblack.com

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Spokane, WA 99201  
509 623 1000 tel  
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## Available Power

### Building A (Barn)

- 800 AMP 1P/3P Panel (120, 208, 277, 460)
- 200 AMP 1P Panel Timed
- Site Backup Generator Ready to Connect

### Building B (Clubhouse)

- 400 AMP 1P Panel (120, 208)
- 400 AMP 3P Panel (277, 460)

### Building C (Cupola)

- 200 AMP 1P Panel (120, 208)

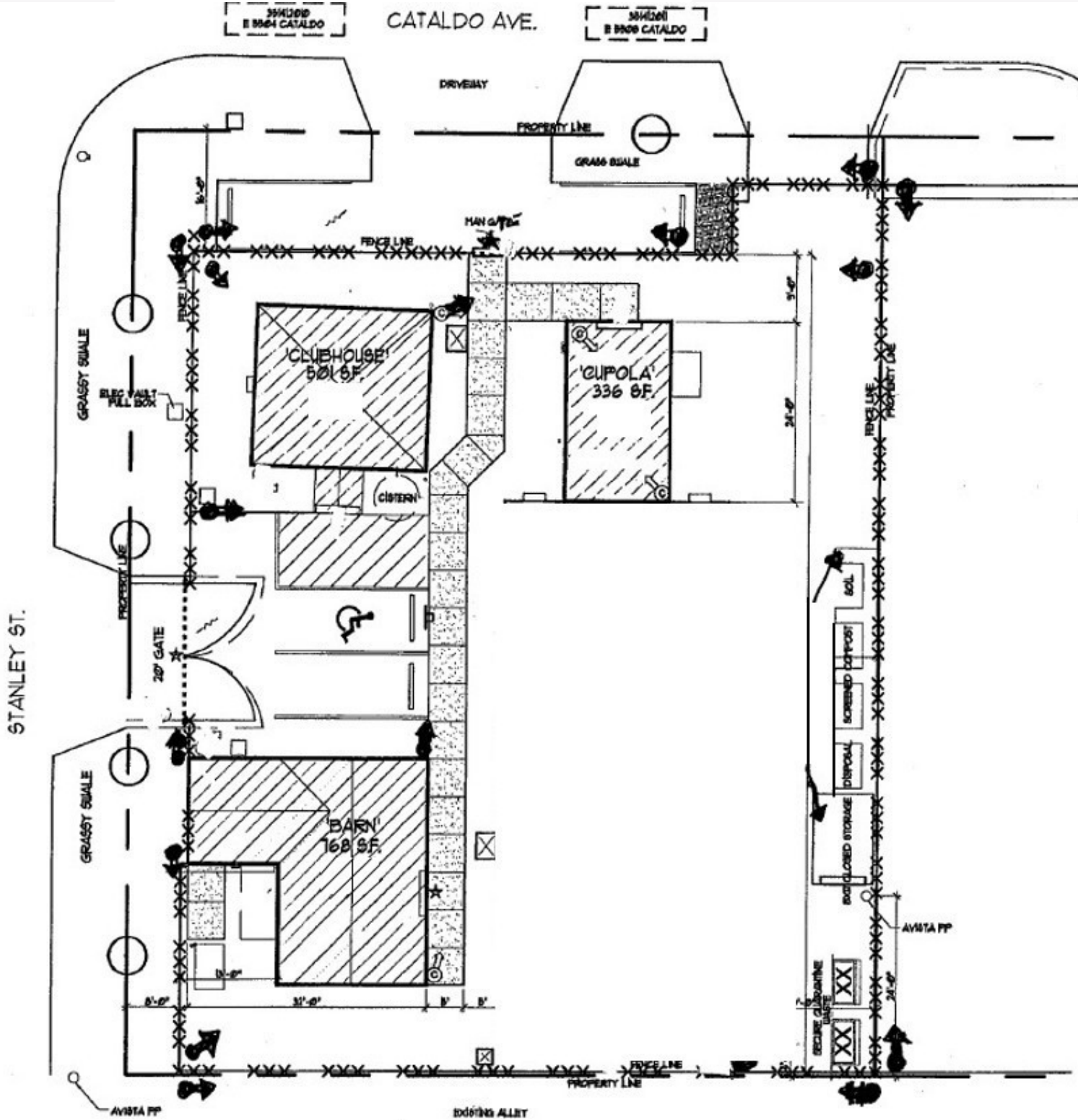
1600 AMPS Ready to install

Spare Conduit to Avista Power Pole

### Yard Pole

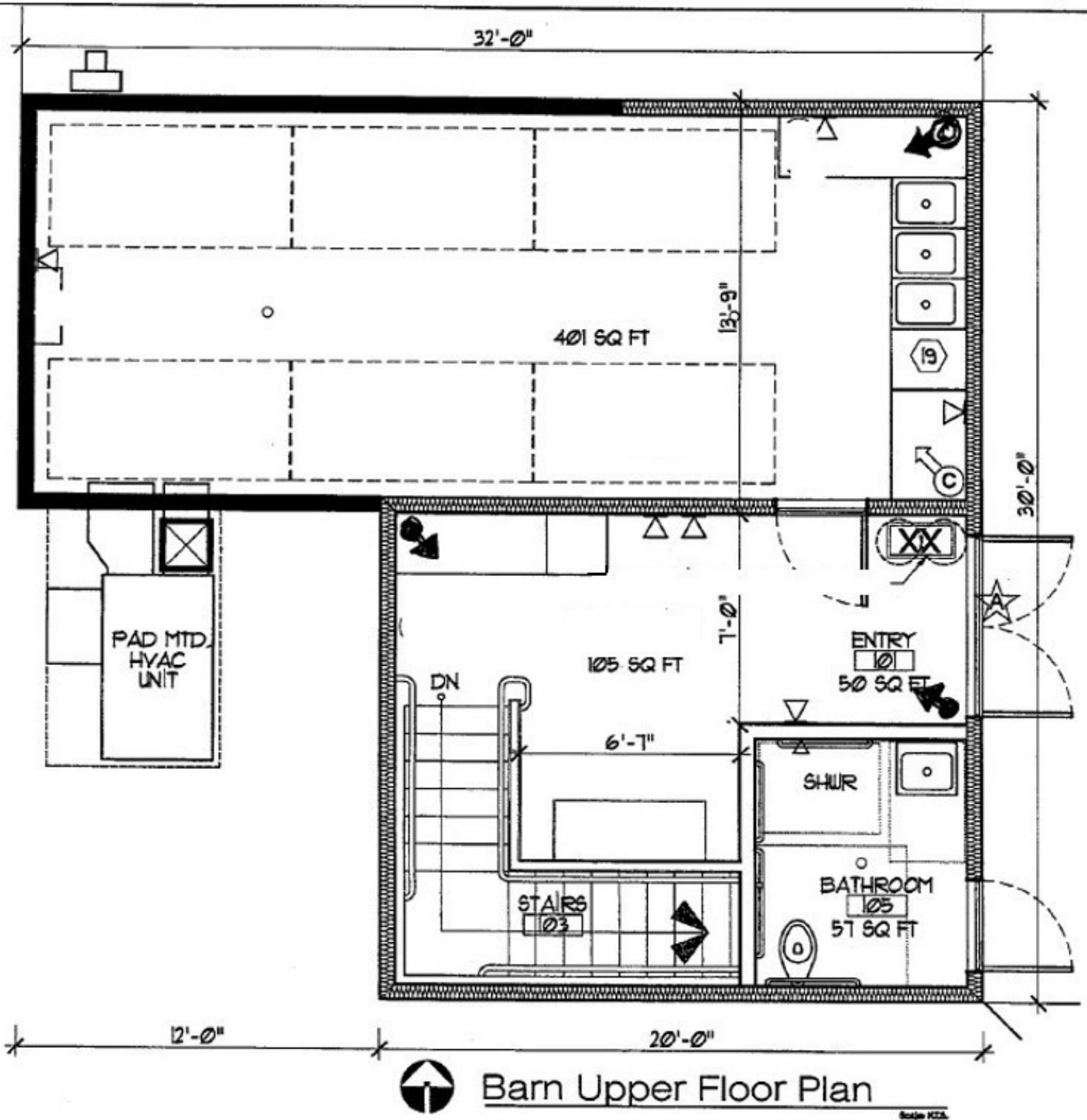
- 200 AMP Panel 1P
- 50 AMP J Box to Greenhouse





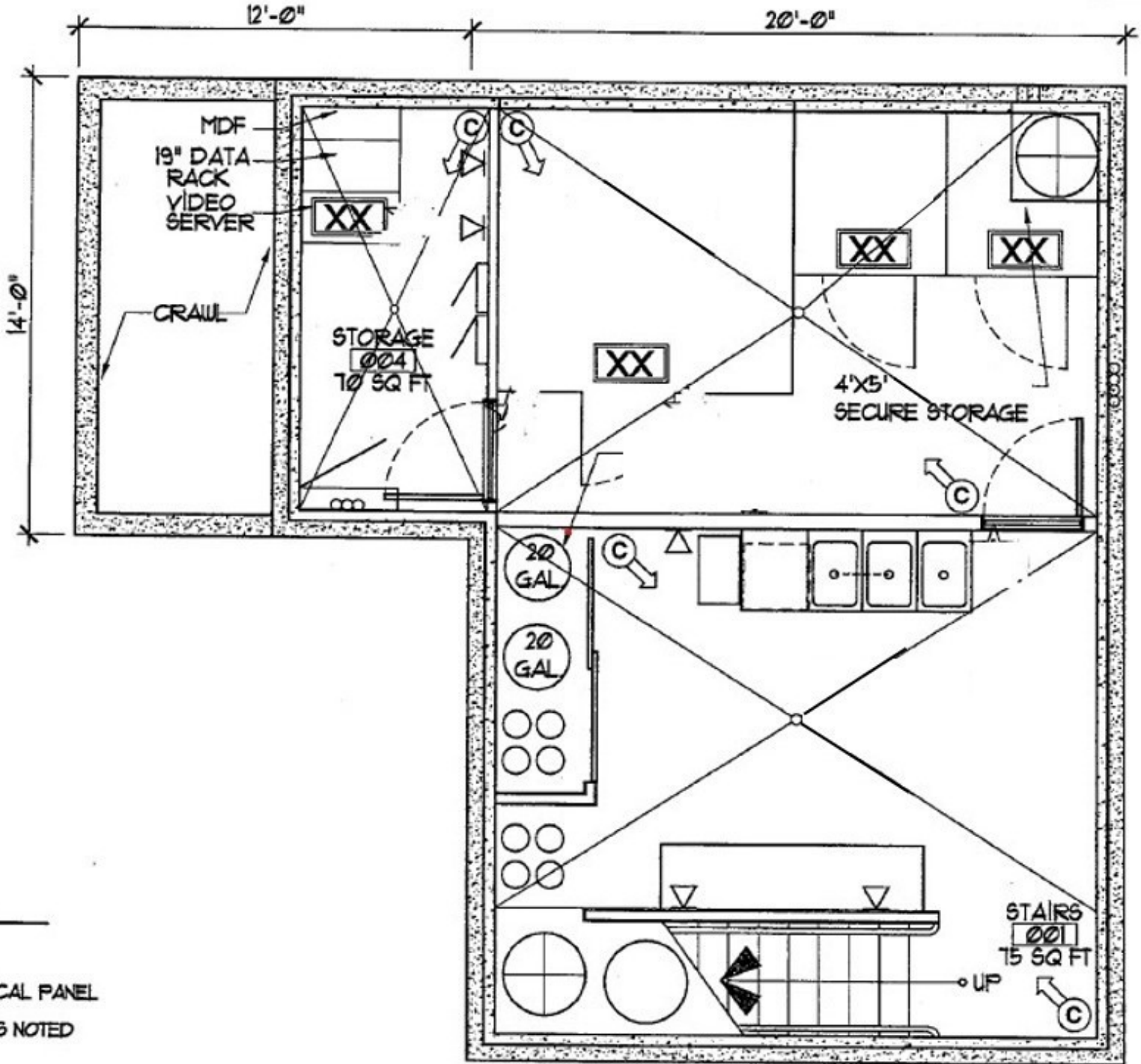
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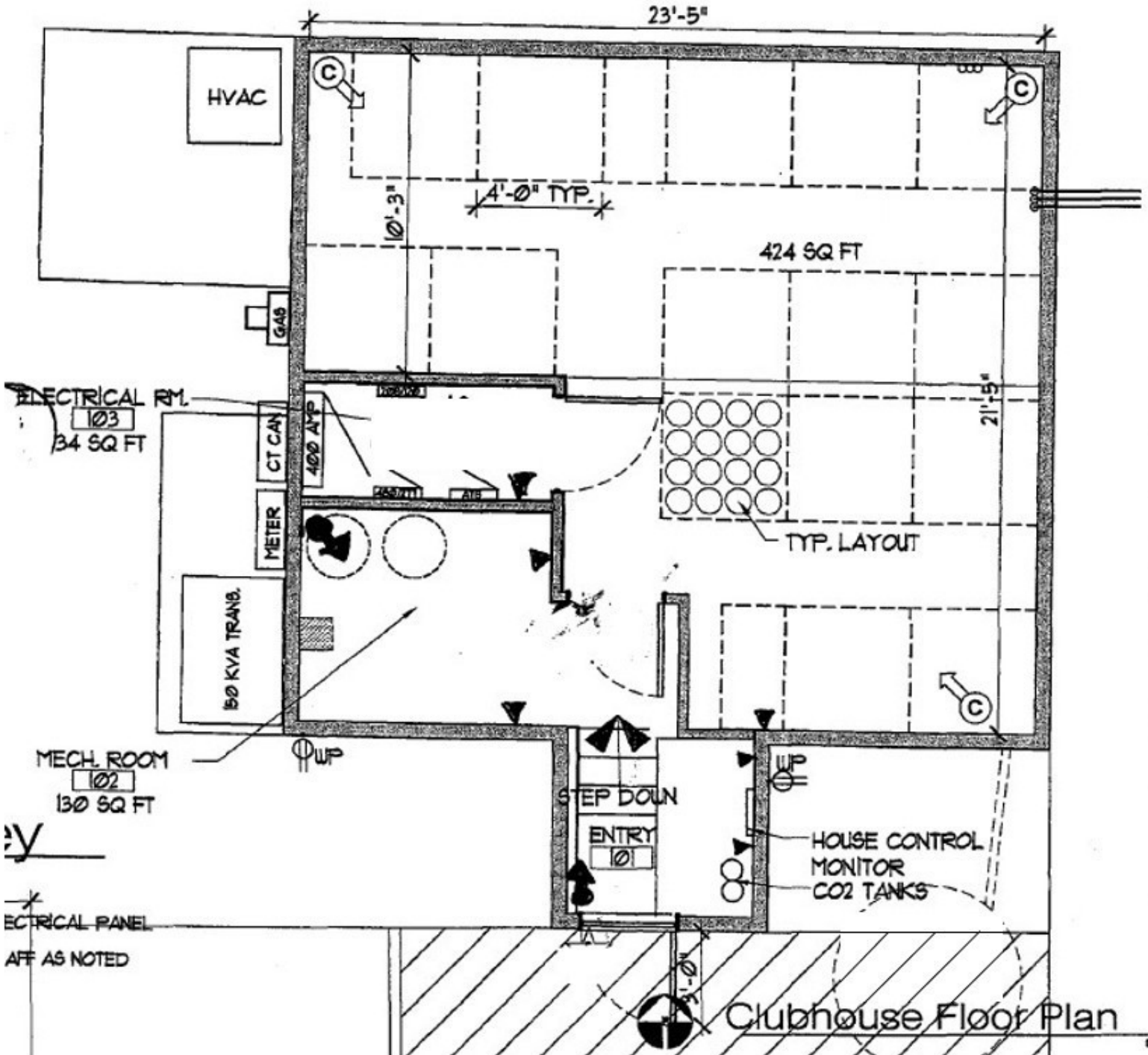


**Barn Lower Floor Plan**

Scale: N/A

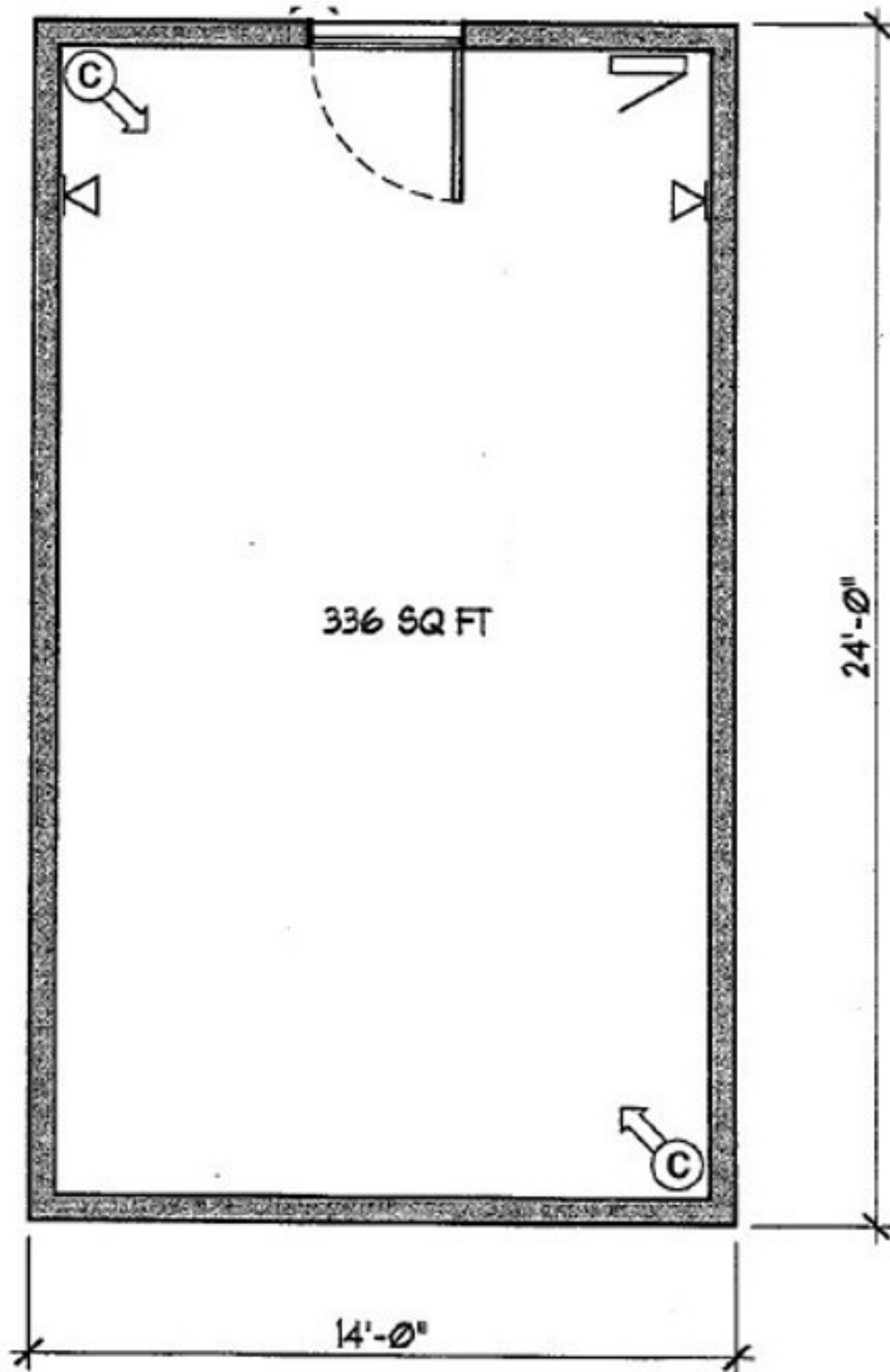
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