

Restaurant/Real Estate for Sale Or Lease!



4824 E. Sprague

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- 4,000 SF Building plus 400SF Basement plus 320 SF Apartment,
- 21,606 SF of Land
- Apartment is currently rented for \$400/mo
- Currently set up as a bar and restaurant
- Property has been Remodeled Inside and Out
- Ample On-Site Parking
- Two Sets of Men and Women's Restrooms
- Small Shop for Storage
- Located Between Havana & Fancher on Sprague
- Neighbors: Home Depot, Costco, Lowes,
- Coming Soon Wal-Mart Super Center

Lease Price: \$3000 + NNN

Sale Price: \$600,000

Equipment Available at Additional Price. Call Agent for More Details

**POSSIBLE
OWNER CONTRACT**