

Retail/Warehouse For Lease or Sale

9511 N. Newport Highway

SUBJECT
PROPERTY

REDUCED LEASE PRICE!



Will Clemmens

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CANTU

COMMERCIAL PROPERTIES LLC

1410 N. Mullan Rd. Suite 110

Spokane Valley, WA 99206

Phone: 509-777-1111

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www.cantucommercial.com

- Building Size is 7,646 Square Feet
- Total Lot is 29,930 Square Feet
 - 3,000 SF Showroom
 - 4,646 Sq Ft Warehouse
 - Secure, Fenced Yard in Back
 - Private Office
 - 12' x 10' Dock High Overhead Door
 - 10' x 12' Van High Overhead Door
- Zoning GC-70
- Double Sided, Free Standing Signage on Newport Hwy, with Great Visibility
- Located just One block north of the Division Street "Y"
- Traffic count of 24,000-30,000 Cars per Day
- Opportunity for Owner/User or Investor

Lease Price: \$3,000/mo + NNN

SALE PRICE: \$525,000

9511 N. Newport Highway



**Building Size is 7,646 Square Feet
Total Lot is 29,930 Square Feet**

**PARCEL #:
36173.1202 &
36173.1204**

- HVAC, Gas forced Air in Retail/Showroom
- Single Phase Power
- Built in 1985
- Secure, Fenced Yard in Back
- Private Office Space
- 12' x 10' Dock High Overhead Door
- 10' x 12' Van High Overhead Door

NEIGHBORING BUSINESSES INCLUDE:

Cold Stone Creamery	Best Buy	Target
ShopKo	Wal-Mart Super Center	Panda Express
Various Hotels	Various Gas Stations	North Pointe Plaza
Car Dealerships	Grocery Stores	Whitworth Univ.

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Properties**

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