

For Sale

# Owner-User/Investment Opportunity

2717 N. Perry, Spokane, Washington

**New Price!**



## Motivated Seller!

(Owner Will Carry Contract for User &/or Lease Back Entire Building at \$6,257/Mo/NNN for 5 Years on an All Cash Deal)

# \$850,000

- Lot Size: 25,371 SF
- Building Size: 19,146 ± SF
- Warehouse: 17,446 ± SF
- Office: 1,700 ± SF (2 Floors)
- Built in 1963 & 1971 (Remodeled in 2002)
- Light Industrial Zoning
- FAG Heating in South Bldg, HVAC & Humidity Control in North Bldg
- Warehouse Heights Vary, Clear Span
- 440—3-Phase Power
- Easy Access to I-90 & Downtown Spokane
- CAT 5 & Fiber to Buildings
- South Building: Steel Frame w/ Metal Skin
- North Office & Warehouse: Block
- Utilities: Avista & City of Spokane

### Contact Information:

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Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.





# Aerial View

## 2717 N. Perry, Spokane, Washington



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