Evergreen Center

8701 N Division St Spokane, WA 99218

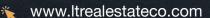
Northside Retail Strip Center For Sale



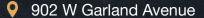
Presented By:

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Property Highlights

- 7 Tenants with NNN Leases
- 100% Leased
- Professionally Managed & Maintained
- Diversified Tenant Mix (Retail, Medical, Spa, Coffee)
- NNN Leases with Annual Increases & Long Term Renewal Options
- Great Visibility on Busy Division Street (40,000 ADT)
- Over \$150,000 in Recent Capital Improvements

Offering Summary

Sale Price: **\$3,750,000**

Lot Size: 1.23 Acres

Building Size: 17,464 SF

NOI: \$235,108

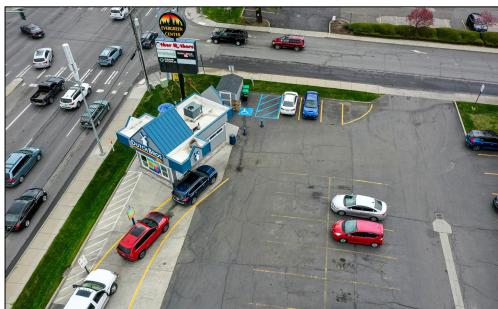
• Annual CAMs: \$113,622

Cap Rate: 6.27%

PHOTOS

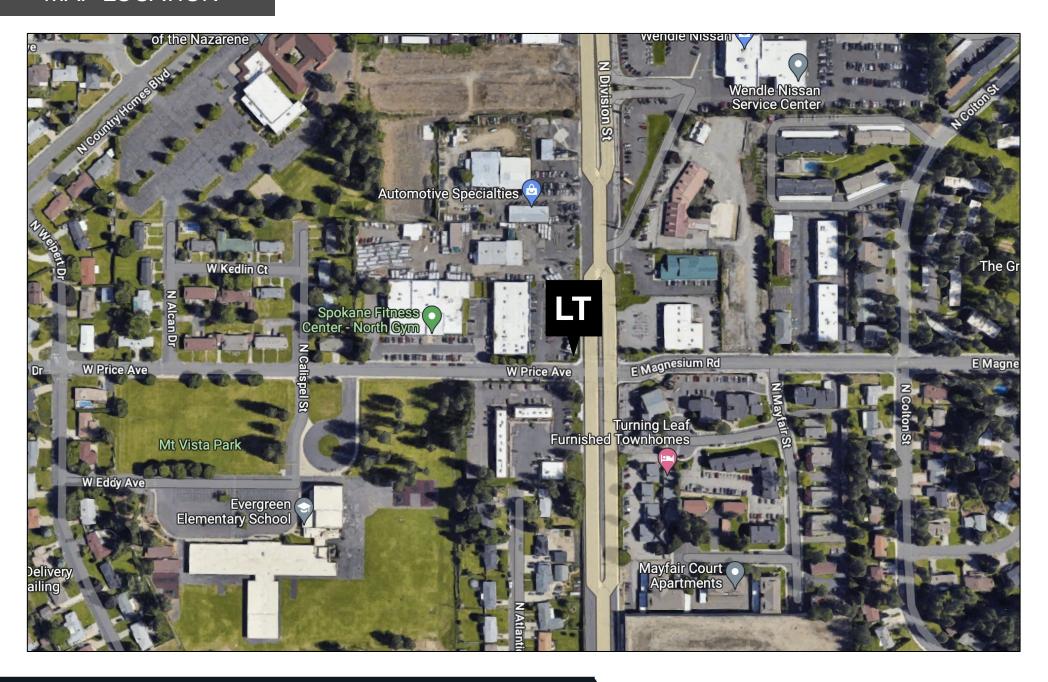








MAP LOCATION



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.



