

Evergreen Center

8701 N Division St
Spokane, WA 99218

Northside Retail Strip Center For Sale






Presented By:

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue



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%

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PHOTOS



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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.

