

**LEASED OFFICE / SHOP
FOR SALE
5528 E. CATALDO
SPOKANE VALLEY, WA 99212**

**SALE PRICE
REDUCED!**



- LOCATION:** Located in the Yardley Industrial Area, between Havana and Fancher, this location offers good I-90 access via Fancher.
- SITE:** ±12,500 SF site per County records. Parcel #'s 35141.2020 & 35141.2021.
- ZONING:** Spokane Valley I-2 Heavy Industrial per Spokane Valley Zoning Department Map.
- IMPROVEMENTS:**
- | | |
|-----------------------------|--|
| Total Available Area: | ±4,500 SF |
| Office Area: | ± 700 SF |
| Shop Area: | ±3,800 SF |
| Heat: | Office: EBB, through Wall AC Unit
Shop: Overhead gas fired unit heater. |
| Grade-Level Overhead Doors: | Two - 14'W x 10'H. |
| Sewer & Water: | City of Spokane. Seller to install separate water line & meter. |
| Construction Type: | Concrete and metal. |
| Age: | 1973. Total rebuild in 2004 due to fire; including but not limited to, new roof, wiring, insulation, lighting & heating. |
| Power: | Three phase. |
- LEASE INFO:**
- | | |
|-------------|-------------------------------------|
| Tenant: | Terrabella Landscape Services, Inc. |
| Lease Term: | Lease through 6/30/2011 |
| Rent: | \$1,050.00 monthly base rent + NNN. |
- 2011 EXPENSES:** Estimated @ \$450 or 10¢/SF/MO Paid by Tenant
- NOTE:** This sale subject to a Party Wall Agreement and Sewer Line Easement. Lessee has the 1st right of refusal to purchase the property within five (5) business days of an offer accepted by the Lessor.
- SALE PRICE:** ~~\$270,000.00~~ **\$240,000.00**

(Please See Attached Aerial & Site Plan)

PRIMARY CONTACT:
TRACY LUCAS, CCIM
(509) 755-7558
Fax: (509) 755-7538
tracyl@khco.com

CONTACT:
KIEMLE & HAGOOD COMPANY
601 W. MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

MARK LUCAS, SIOR
(509) 755-7524
Fax: (509) 755-7570
mlucas@khco.com

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission split to be determined 1/14/11/tp J:\BROKERS\LUCAS DOCS\FLYERS\CATALDO E 5528.DOC

5528 E. CATALDO
SPOKANE VALLEY, WASHINGTON 99212



DESMET

STANLEY

HOWE

CATALDO

SUBJECT

MALLON

BROADWAY

TRACY LUCAS, CCIM / MARK LUCAS, SIOR
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KIEMLE & HAGOOD COMPANY

All boundary lines indicated are approximate only.



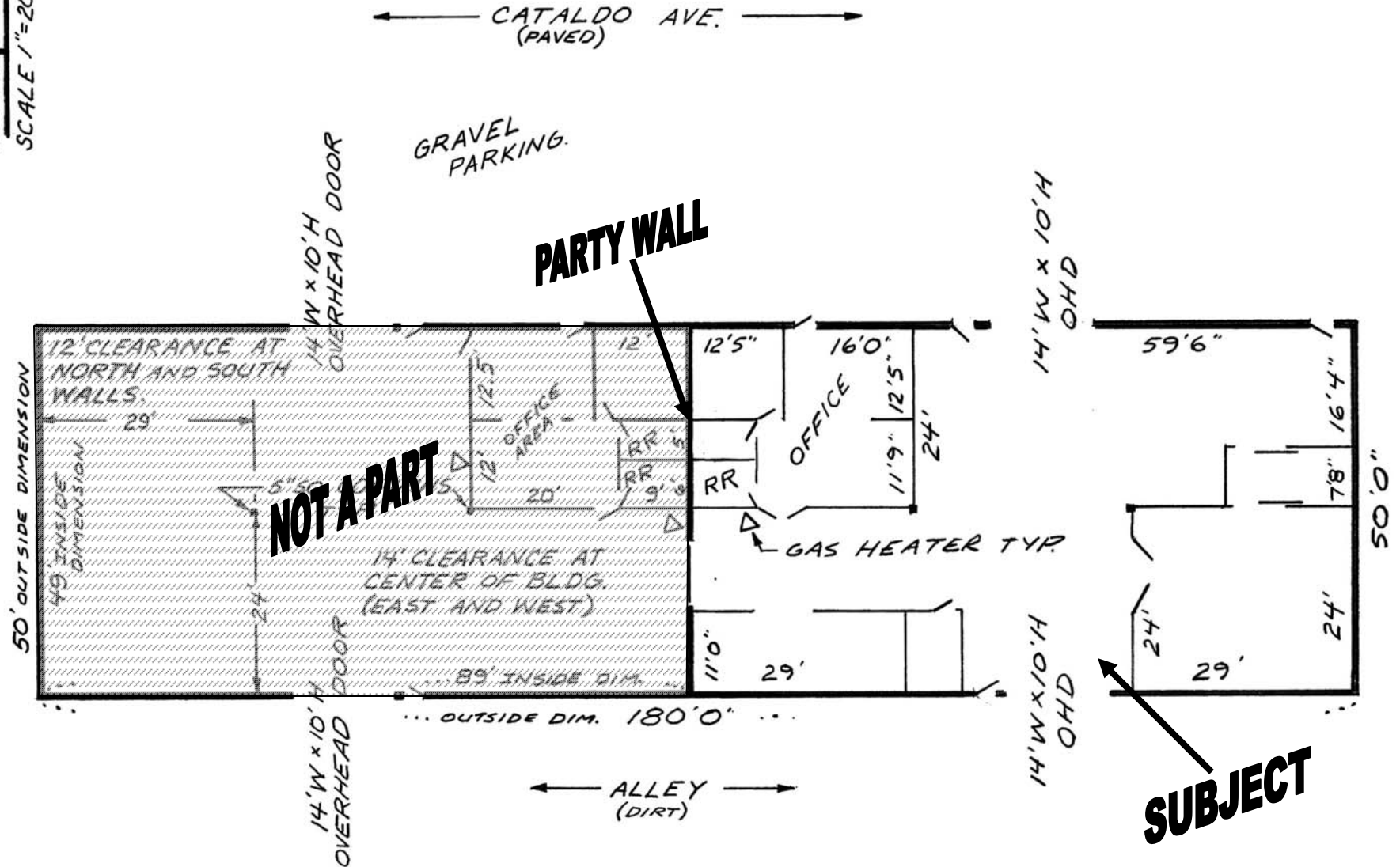
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NORTH
SCALE 1"=20'



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SITE PLAN