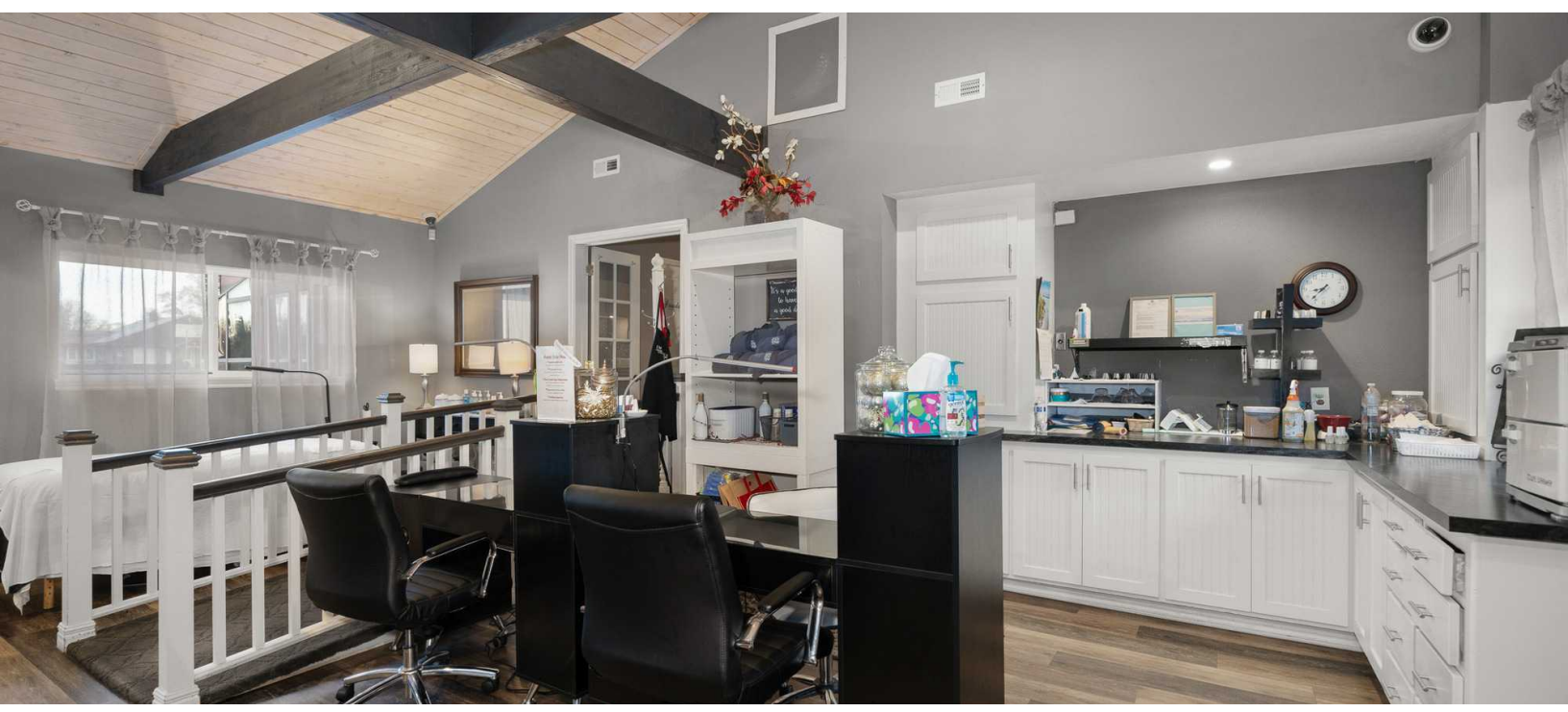


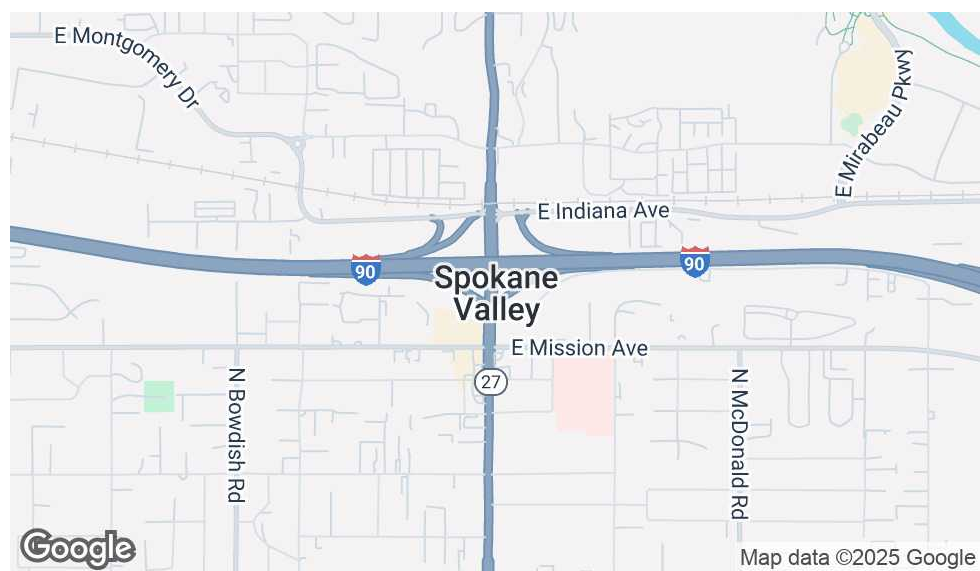
Executive Summary

ADDRESS NOT DISCLOSED, SPOKANE VALLEY, WA



OFFERING SUMMARY

Sale Price:	\$1,250,000
Free-Standing Building:	3,100 SF
Lot Size:	56,189 SF
Year Built:	1949
Renovated:	2016
Zoning:	CMU
Market:	Retail
Submarket:	Office



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.

Property Details & Highlights

ADDRESS NOT DISCLOSED, SPOKANE VALLEY, WA

Building Size	3,100 SF
Year Built	1949
Year Last Renovated	2016

Introducing a prime investment opportunity that includes both real property and a well-established, highly regarded business in Spokane Valley, WA. This long-standing operation has earned an exceptional reputation for quality, consistency, and an elevated customer experience, becoming a respected fixture within the community.

The offering features a 3,100 SF free-standing building, originally constructed in 1949 and beautifully renovated in 2016, combining timeless character with modern updates. Strategically positioned in a vibrant retail corridor and zoned CMU, the property benefits from excellent visibility, strong traffic patterns, and proximity to other established commercial uses—an ideal setting for retail or a variety of complementary commercial endeavors.

With its upscale atmosphere, proven longevity, and loyal clientele, this business presents a rare turnkey opportunity for a discerning buyer seeking a high-performing operation supported by valuable real estate. Investors will appreciate the versatility, stability, and future growth potential offered by this unique asset in the thriving Spokane Valley market. Please contact the listing agent for a Confidentiality Agreement to receive details & financial information on the business.

****The business is truly bursting at the seams and is perfectly positioned for expansion****



- 3100 SF free standing building w/ 240 SF attached storage space
- 1.29 acres w/ 100 Ft. of frontage on Sprague, 2 entrances, separate employee parking area in rear
- Approximate traffic count 23,000
- 2 spa treatments rooms with shower
- 1 spa treatment room with sink
- 1 larger side by side spa treatment room
- Large spa party room with vaulted ceiling and open beams
- Built-in retail area
- Professionally installed built-in coffee bar
- Sunroom with ample natural light
- Built-in sound system
- Security system with 15 cameras
- Central air conditioning/Gas Furnace
- 2 new gas tankless water heaters