

FOR SALE

**NET LEASED RETAIL CENTER
 CHATTAROY, WA**

4211 E Westwood Ave Chattaroy, WA 99003

SPACE INFO

Sales Price	\$775,000.00
NOI	\$58,800 / year
CAP Rate	7.59%
Building Size	6,400 ± SF
Lot Size	2.37 Acres

Highlights

- Net Leased investment opportunity.
- Excellent frontage on Highway 2.
- Tenant Whiskey Glass Restaurant and Bar pays 85% of property taxes and insurance. Lease goes through October 2027. The space has new HVAC installed and a new walk-in cooler.
- Tenant Sienna Studio Salon is month to month.



FOR SALE

**NET LEASED RETAIL CENTER
CHATTAROY, WA**

4211 E Westwood Ave Chattaroy, WA 99003

DEMOGRAPHICS

3 Mile

5 Mile

7 Mile

Population

3,522

8,977

21,851

Households

1,402

3,459

8,240

Avg HH Income

\$116,457

\$112,620

\$105,786

Deer Park

Subject



Chattaroy

N Newport Highway

E Westwood Ave