

# FOR SALE

## THE "MERC" BUILDING

6249 W Maine Street | Spirit Lake, WA 83869

*Offering Price \$1,550,000*

<b>NOI</b>	\$93,000
<b>BUILDING SIZE</b>	±8,000 SF
<b>YEAR BUILT</b>	1907
<b>LOT SIZE</b>	±0.16 Acres (±6,970 SF)
<b>PARCEL NO.</b>	S4500030012A
<b>ZONING</b>	Commercial

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**KIEMLE  
HAGOOD**



## PROPERTY OVERVIEW

## THE "MERC" BUILDING FOR SALE



Historic, fully leased, two story commercial building in the heart of Spirit Lake. "The Merc" has been fully renovated in recent years including upgrades to the HVAC, plumbing, electrical, and mechanical systems. The street level, restaurant space has a commercial kitchen, and the adjacent suite is a well finished bar/retail space. The second floor has several office and retail suites and a full, remodeled kitchen, and three bathrooms. Plenty of street parking on Maine St. as well as private paved parking around back accessible from the alley. City park immediately to the east.



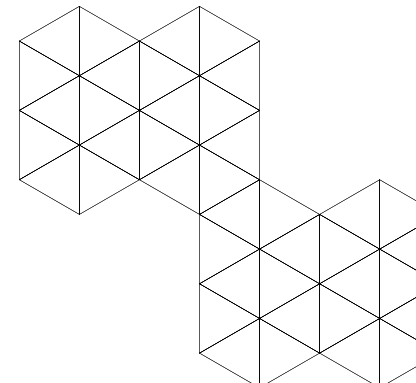
### INVESTMENT SUMMARY

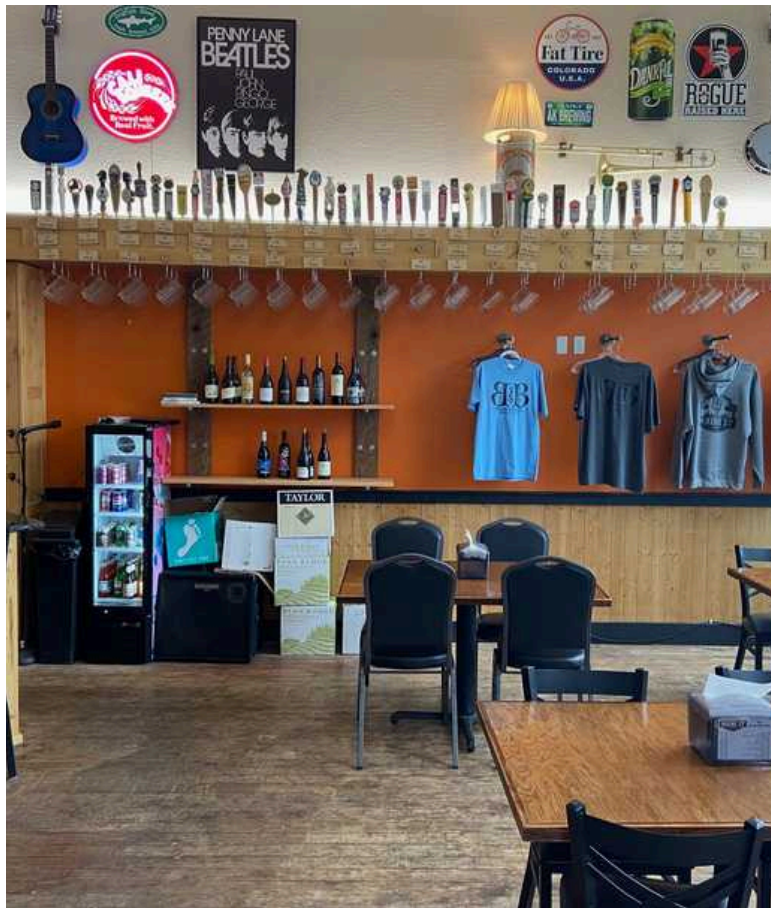
**Sale Price** | \$1,550,000

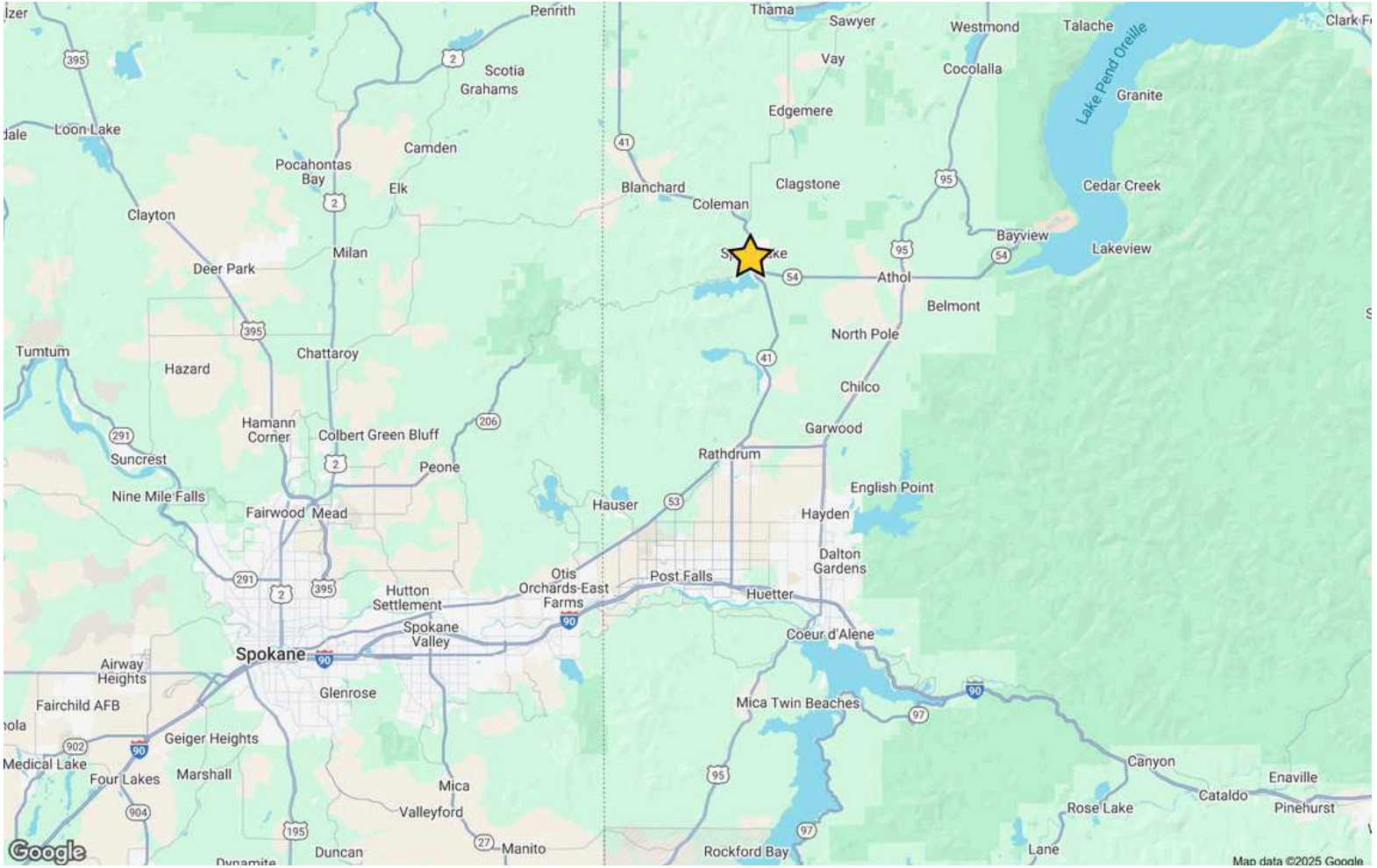
**Proforma NOI** | \$93,000

**Proforma Cap Rate** | 6%

Additional financial information available with signed NDA







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[VIEW LOCATION](#)



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