

NINE MILE FALLS

FOR SALE

NINE MILE PET LODGE



±1.73 AC
LAND SIZE

\$1,200,000
OFFERING PRICE

±1,520 SF
COMMERCIAL SPACE

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COLDWELL BANKER

NINE MILE FALLS

NINE MILE PET LODGE

OFFERING PRICE | \$1,200,000

NAME | Nine Mile Pet Lodge

ADDRESS | 6297 Sundown Road

CITY, STATE ZIP | Nine Mile Falls, WA 99026

PARCEL | 0794624

ZONING | Residential (R-1)

PROPERTY TYPE | Special Purpose

LAND SF | ACRES | ±75,359 SF | ±1.73 AC

OF BUILDINGS | 2 Buildings

COMMERCIAL BUILDING | ±1,520 SF

YEAR BUILT | 2011

PARKING | ±10 Stalls | 6.60 per 1,000 SF

OTHER PROPERTY DETAILS

This is a sale of commercial property, a modular/ manufactured home and a business.

Business financials are available for a buyer following the execution of the NDA.

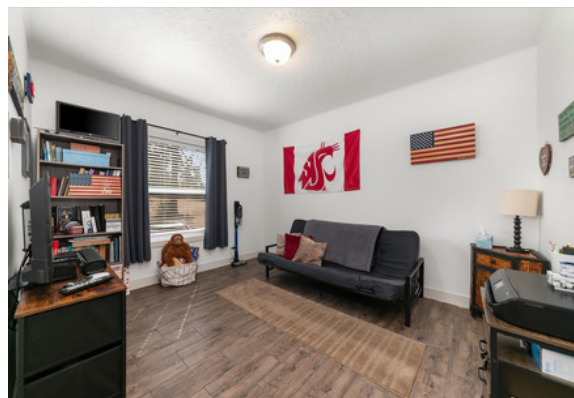


FOR SALE

6297 Sundown Road | Nine Mile Falls, WA 99026

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PHOTOS | MODULAR HOME



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PHOTOS | PET LODGE



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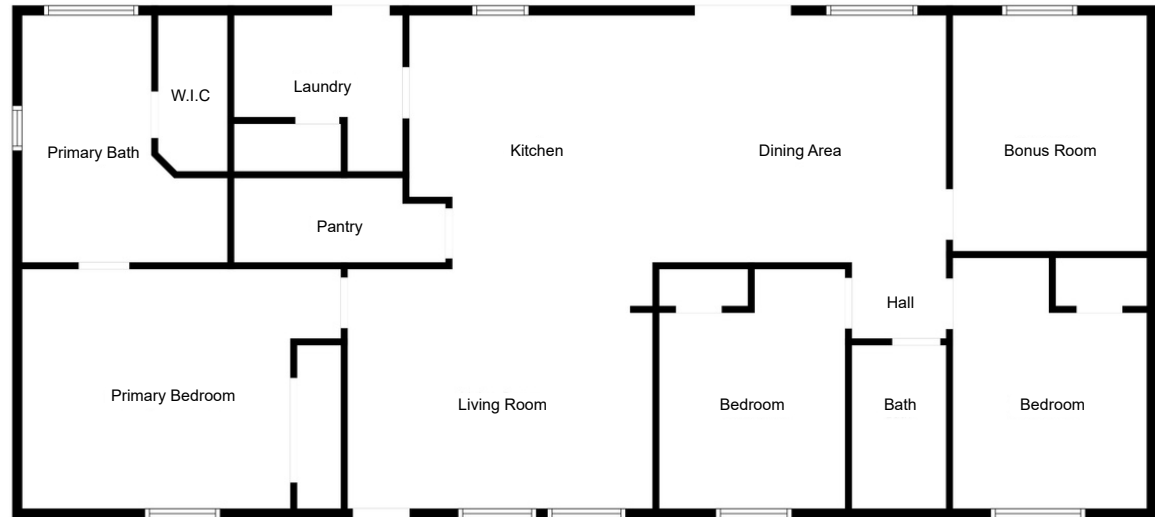
PHOTOS | PROPERTY



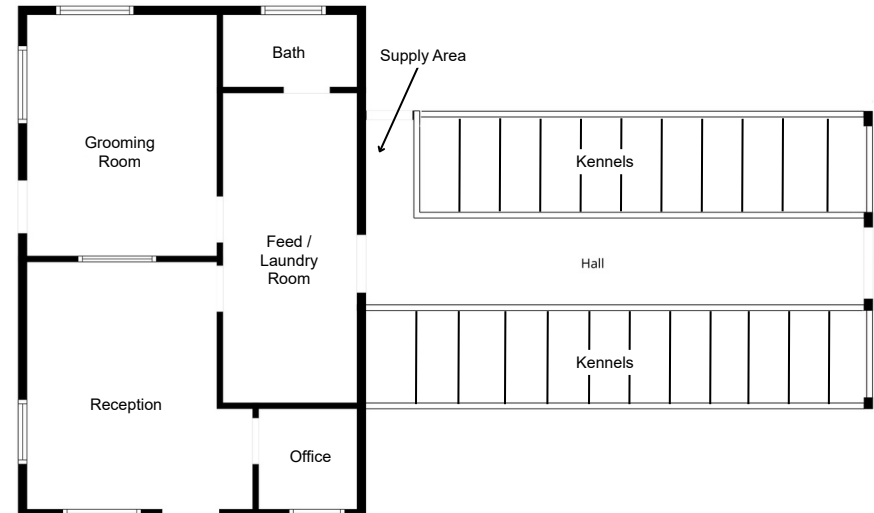
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FLOOR PLAN | PRIMARY HOUSE



FLOOR PLAN | PET LODGE



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GARAGE

HOUSE

KENNELS

PET LODGE

Highway 291

Sundown Road

NINE MILE FALLS

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DEMOGRAPHICS

	3 MI	5 MI	10 MI
2026 Estimated Population	4,863	8,689	30,333
2031 Projected Population	4,838	8,629	31,084
2026 Estimated Households	1,852	3,277	11,580
2026 Estimated Average Household Income	\$153,948	\$151,911	\$157,156
2026 Estimated Median Household Income	\$121,229	\$119,124	\$112,737
Median Age	45.8	45.2	44.1
2026 Annual Household Expenditure	\$224.78 M	\$387.08 M	\$1.31 B
2026 Annual Household Retail Expenditure	\$114 M	\$197.96 M	\$666.53 M

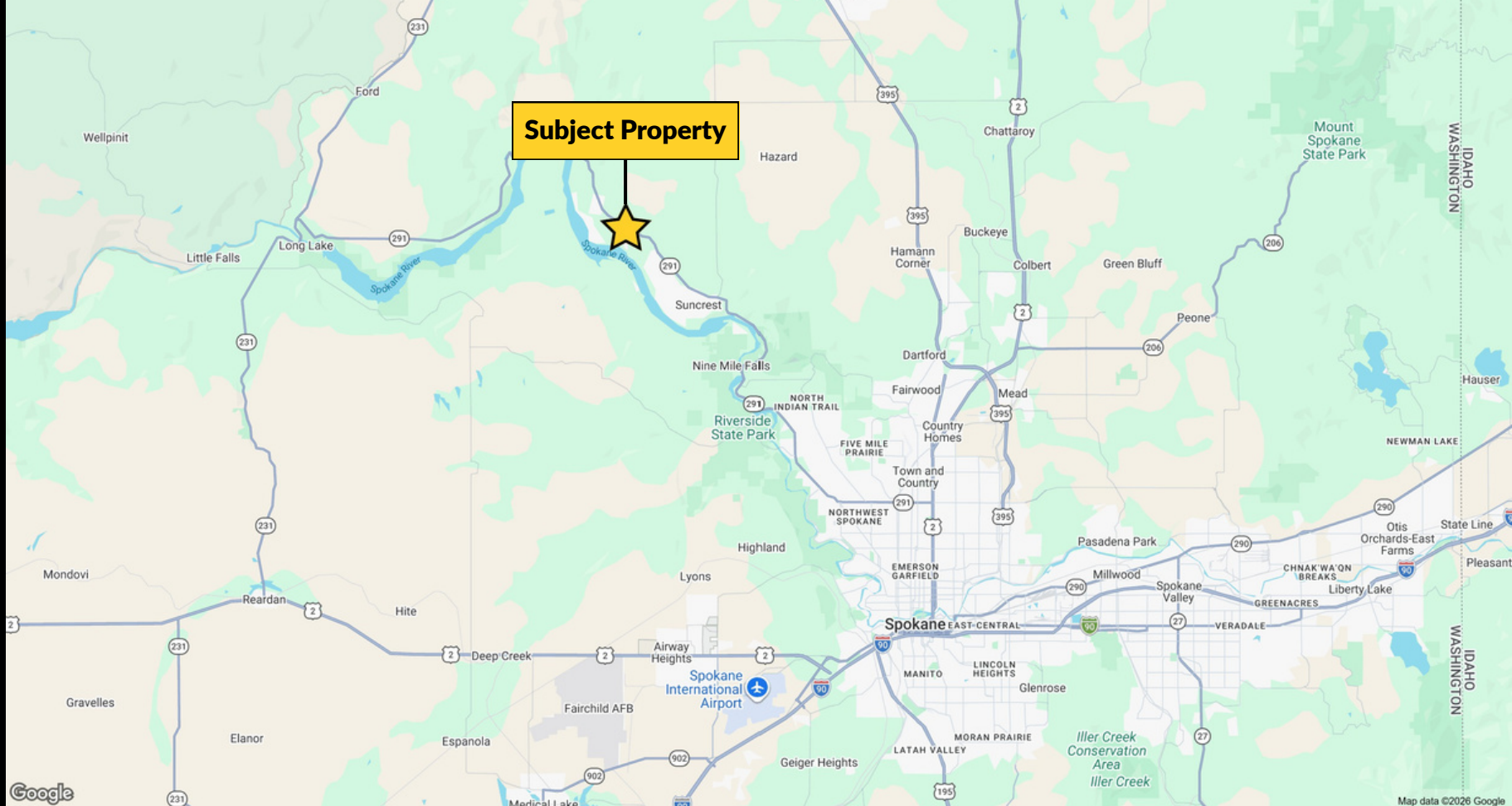
TRAFFIC

	1 MI
Highway 291	±3,175 ADT



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