

BUSINESS FOR SALE

REAL ESTATE FOR SALE OR LEASE

633 N. MADEIRA ST.
SPOKANE, WA 99202



BUSINESS PRICE \$525,000
INCL. REAL ESTATE \$1,500,000

NAI Black

LEASE RATE \$6,500 A/MO NNN

NAIBLACK.COM

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

O: (509) 808-6244

FOR SALE

SALE PRICE: \$525,000

Including Real Estate \$1,500,000

LEASE RATE: \$6,500 a month NNN

This 5,061 SF Auto Service Retail Property offers excellent visibility in a high-traffic Spokane location. Purpose-built for automotive services, it presents a prime opportunity for investors to tap into Spokane's growing automotive market. With strong regional economic momentum and consistent consumer demand, this Auto Service Centre is well-positioned for long-term value appreciation and reliable income potential.



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801 W. Riverside Avenue, Suite 300 Spokane, WA 99201
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FOR SALE

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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

- 5,061 SF automotive-focused retail property
- Strategically located in high-traffic area of Spokane
- Excellent visibility and easy access
- Five bay doors
- Large Fenced yard

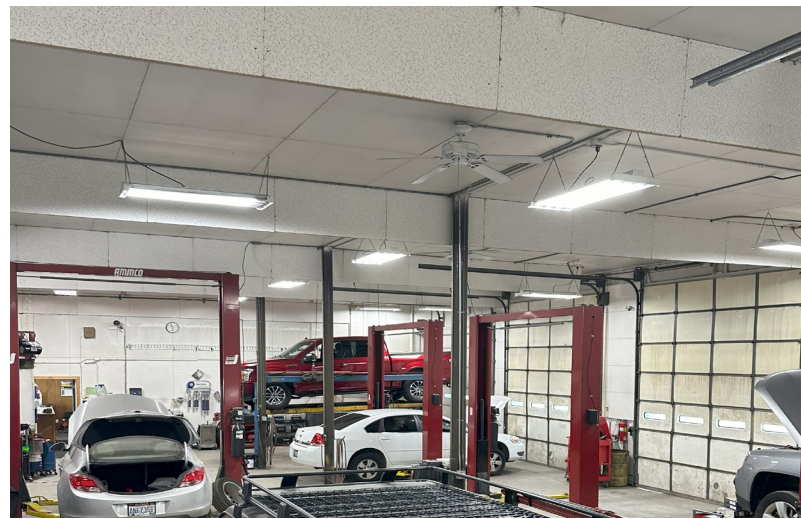
SALE PRICE

- Price for business \$525,000
- Price for business with real estate \$1,500,000
- Lease Rate \$6,500 a month NNN

REVENUE NOTES

- Gross Revenue(2024): \$406,319
- Gross Revenue (2023): \$467,569

Strategically located asset with strong potential for long-term growth and operational efficiency.



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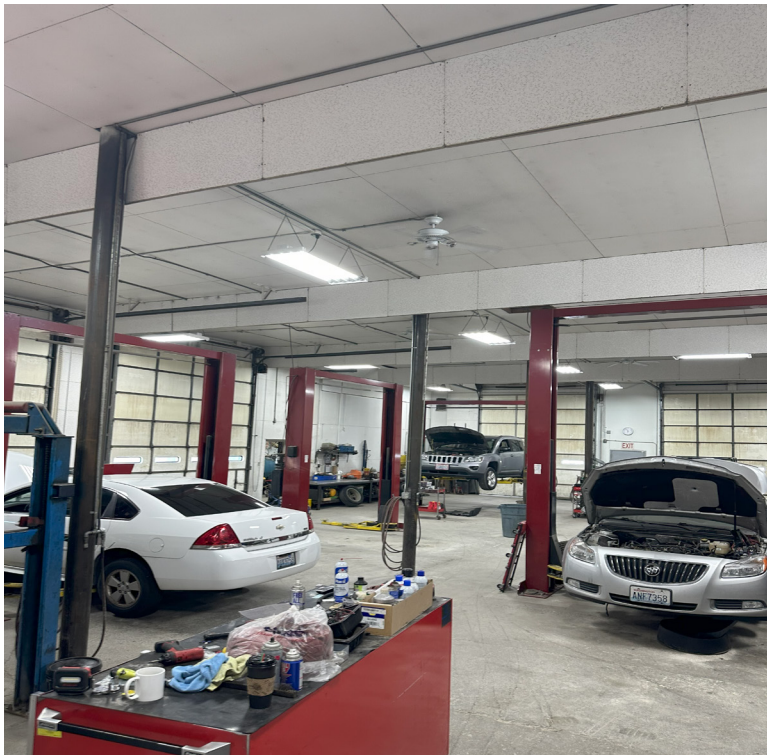
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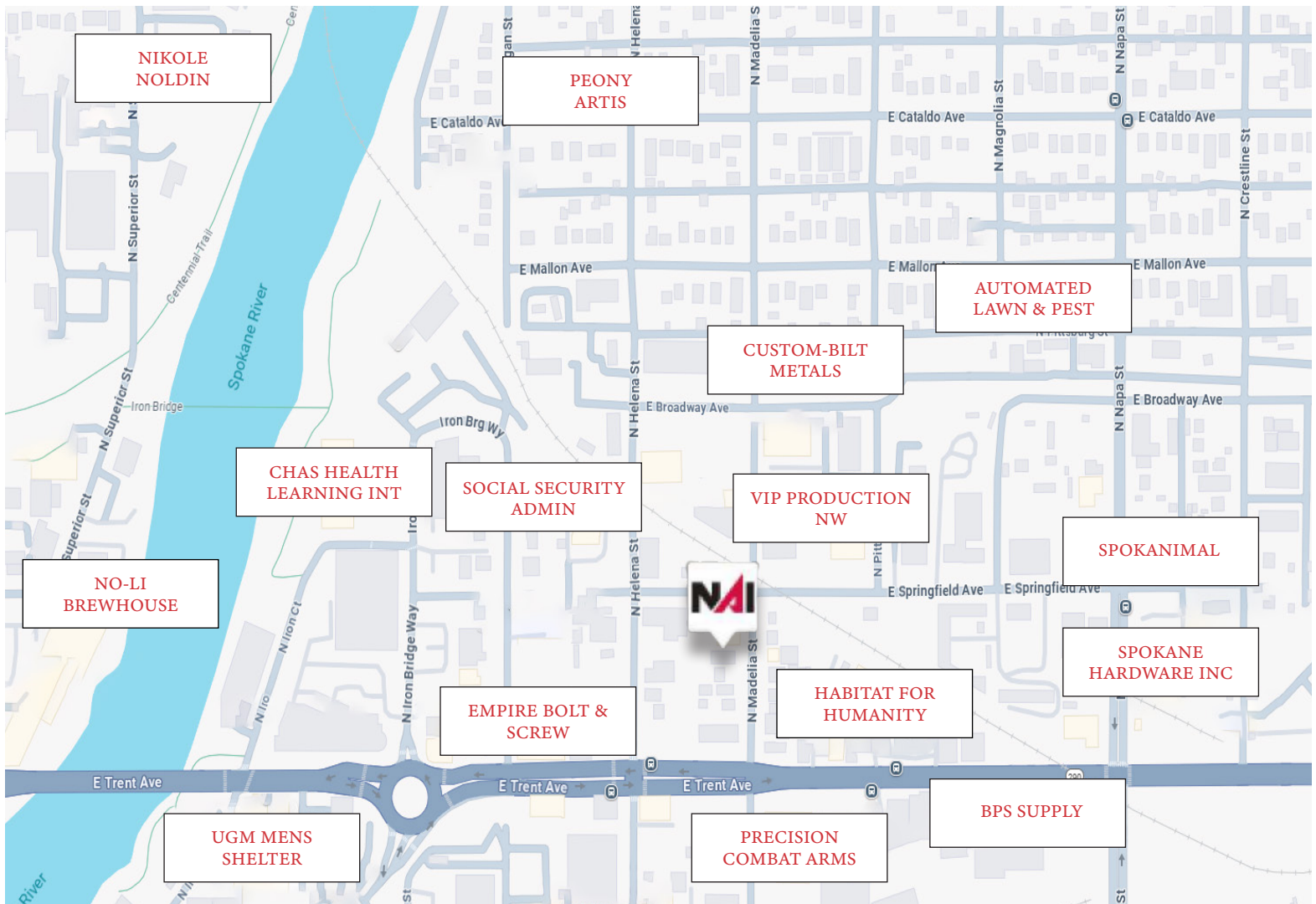
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