

FOR SALE RETAIL SPACE

169 S STEVENS ST
SPOKANE WA, 99201



PROPERTY HIGHLIGHTS

- Suite Size (Suite 102): $\pm$ 1,200 SF
- Retail Buildout
- Tenant In Place (Triptych Tattoos)
- Full-Service Lease from January 2026, for 3 years.
- Part of Condo Association. \$655.00/Mo Fees
 - Includes Water, Sewer, Garbage
- Parking not Included. To be paid for annually through Diamond
- Billboard / Signage located on SW Corner of Lot
- Cap Rate: 10.1%



Sale Price \$225,000

CLAYTON CROCKETT

Office (509) 622 3573
clayton.crockett@naiblack.com



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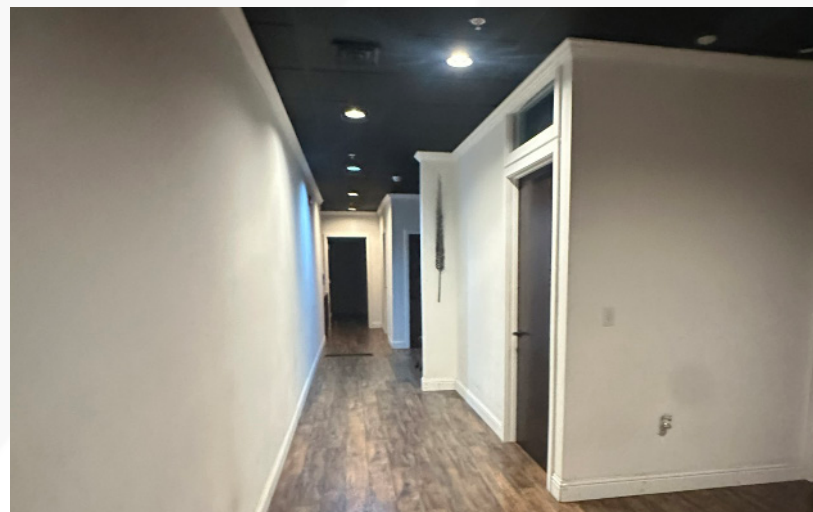
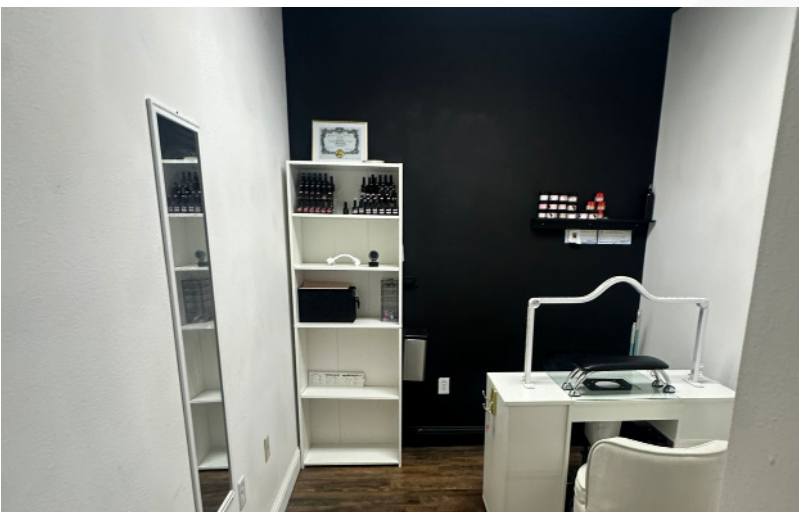
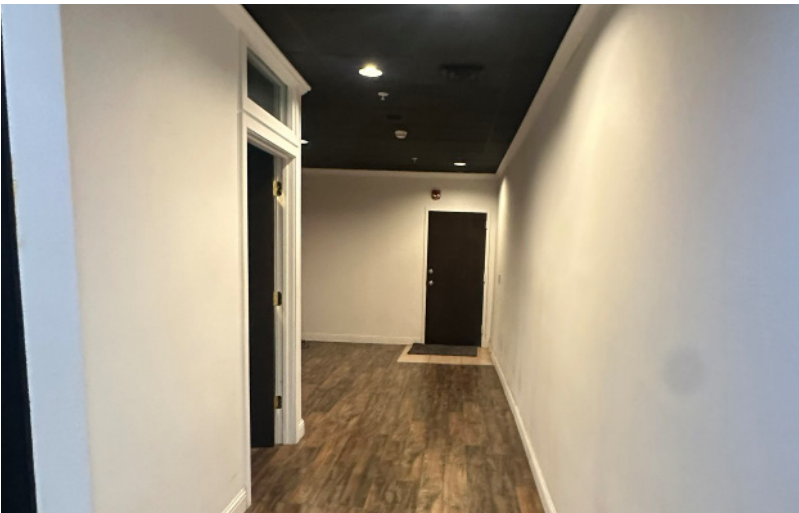
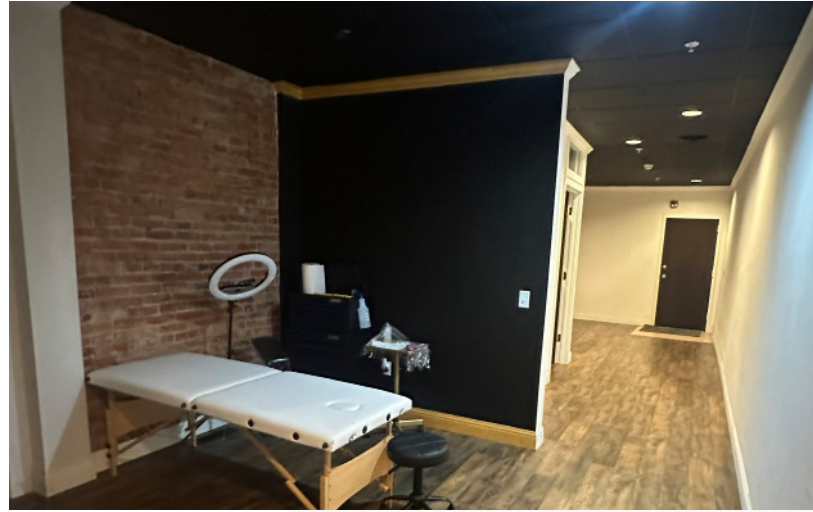
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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**Floorplans are for illustration purposes only*



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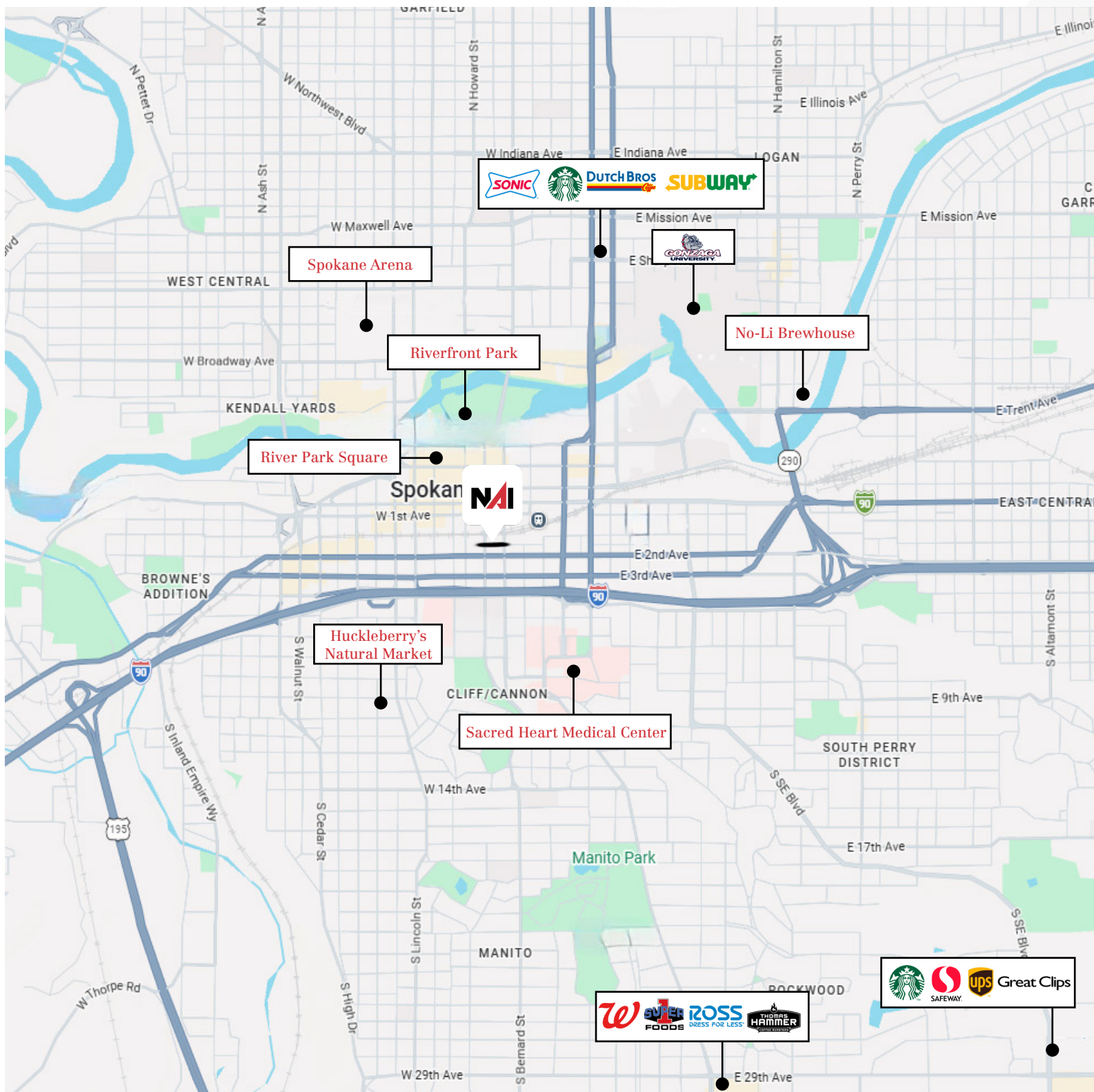
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