

For Sale  
Coffee, Bakery, & Food Business

**NAI**Black



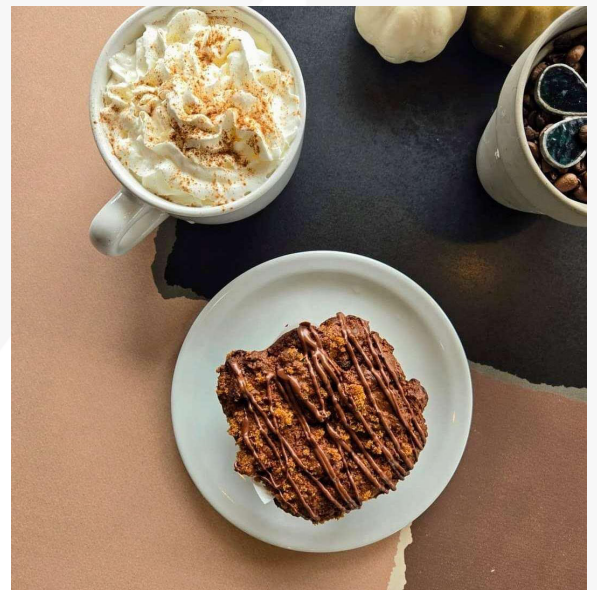
## Address Not Disclosed

Spokane, Washington 99205

### Property Description

- Turnkey Coffee Shop, Bakery, and Sandwich Drive-Thru and Sit Down Establishment
- Prime Northside Location
- Includes all F,F,E. Everything in Great Shape
- High Gross Sales, High Net Profit
- Very Successful Business
- Long Term Attractive Lease in Place
- Recently Appraised Professionally, Value \$657,000

**Sale Price: \$595,000**



For more information

**Jim Orcutt**

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)



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NEVADA / LIDGERWOOD  
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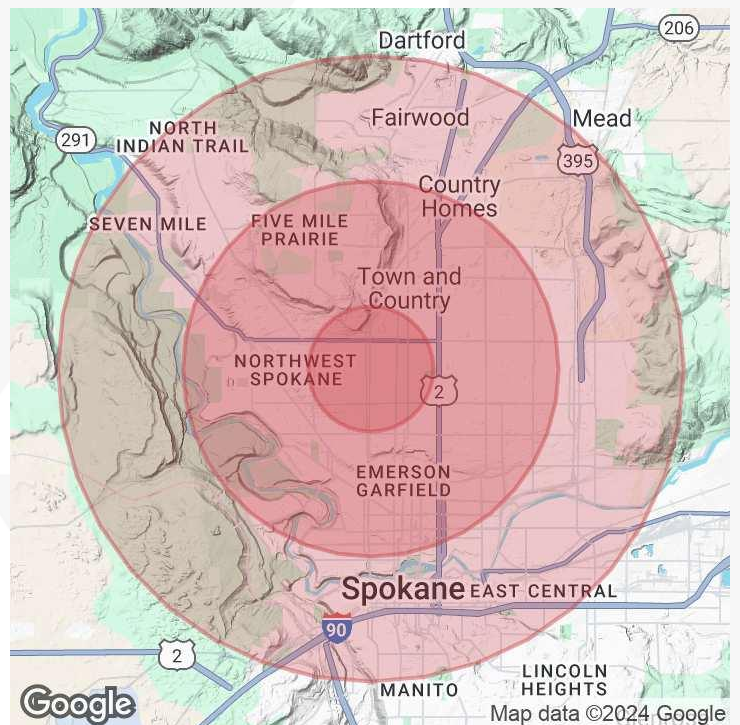
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Population	1 Mile	3 Miles	5 Miles
Total Population	17,204	125,935	214,129
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	41	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,103	50,674	87,464
# of Persons per HH	2.41	2.45	2.35
Average HH Income	\$88,936	\$83,703	\$85,647
Average House Value	\$348,590	\$378,468	\$403,154

Demographics data derived from Esri forecast for 2024



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