

\$3,300,000

LIST PRICE

\$143,699

IN-PLACE NOI

11 Units

TOTAL COMPLEX

7.96 Acres

SITE AREA

2010

YEAR BUILT

CURRENT RENT ROLL — ALL ACTIVE TENANTS

TENANT / USE	MONTHLY	ANNUAL	LEASE TYPE
● Cannabis Dispensary	\$3,369	\$40,428	NNN
● Wagon Wheel Bar & Grill	\$3,054	\$36,648	NNN
● Pizza Factory	\$2,502	\$30,023	NNN
● Salon — Suncrest Outpost	\$1,000	\$12,000	NNN
● Suncrest Outpost Storage	\$2,050	\$24,600	Gross/Mgd
TOTAL — 5 Active Tenants	\$11,975	\$143,699	Blended

* All 5 tenants operating month-to-month. Salon rate is estimated pending lease confirmation.

UNIT & SQUARE FOOTAGE BREAKDOWN

UNIT	TENANT / USE	EST. SF	STATUS
#1	Event / Flex Space	4,500	Available
#2	Cannabis Dispensary	~1,000	Month-to-Month
#3	Pizza Factory	~1,200	Month-to-Month
#4	Available — Retail/Office	~800	Available
#5	Available — Retail/Office	~800	Available
#6	Salon — Suncrest Outpost	~900	Month-to-Month
#7	Available — Retail/Office	~800	Available
#8	Available — Retail/Office	~800	Available
#9	Available — Retail/Office	~800	Available
#10	Wagon Wheel Bar & Grill <i>Stand-alone building — same parcel, separate from strip</i>	~2,400	Month-to-Month
#11	Suncrest Outpost Storage <i>Separate building with separate access drive</i>	~3,600	Month-to-Month
TOTAL LEASABLE SF (estimated)		~17,600 SF	Seller to confirm exact SF

Unit SF figures are estimated. Seller to provide exact square footage prior to offer.

LISTING & DEAL TERMS

TERM	DETAIL
List Price	\$3,300,000
Offers Submitted To	Robert Sherwood
Phone	509-481-0355
Website	www.callsherwood.com

PROPERTY FACTS

FIELD	DATA
APN	5121000 · Stevens County
Site Address	5978 Hwy 291, Nine Mile Falls
County	Stevens County, Washington
Owner of Record	Suncrest Outpost LLC
Year Built	2010
Site Area	7.96 Acres / 346,738 SF
Total Units	11 units
Active Tenants	5 (month-to-month)
Available Units	6 suites + Unit #1 (4,500 SF)
Water	Stevens County PUD — public
Wastewater	On-site septic / NETCHD
Zoning	Commercial — Hwy 291
Land Use	59 — Trade-Other / Retail
County Assessed (2023)	\$2,889,880
2025 Property Tax	\$26,261.76
Structures	3 buildings on 1 parcel (see map)
Structure 1	Outpost retail/office strip — 11 units
Structure 2	Wagon Wheel — stand-alone, same parcel
Structure 3	Storage facility — gated, separate access
School District	Nine Mile Falls SD

CURRENT INCOME — VERIFIED IN-PLACE RENTS

INCOME ITEM	AMOUNT
Total Monthly Rent	\$11,975 / month
Total Annual Rent	\$143,699 / year
Active Tenants	5 of 11 units
Available Units	6 units vacant
Lease Structure	NNN / Gross blend
Lease Status	All month-to-month
County Assessed Value	\$2,889,880
Annual Property Tax	\$26,261.76

PARCEL MAP — THREE STRUCTURES ON APN 5121000



APN 5121000 · 7.96 Acres · Three Structures on One Parcel · Highway 291 Frontage