



Offering Memorandum



Eller Corporation

7902 N STARR RD, NEWMAN LAKE, WA 99025

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PROPERTY SUMMARY

ELLER CORPORATION

7902 N STARR RD
NEWMAN LAKE, WA 99025

OFFERING SUMMARY

SALE PRICE:	\$975,000
LEASE RATE:	\$4,500 per month (MG)
BUILDING AREA:	5,720 SF
LOT SIZE:	12.90 Acres
YEAR BUILT:	1971 / 1978
ZONING:	Rural Traditional (RT)
PARCEL NO:	56236.0202



PROPERTY SUMMARY

Rare opportunity to acquire a 12.90-acre contractor yard with established office, shop, warehouse buildings and extensive outdoor storage area. The property benefits from long-standing contractor yard operations and is well suited for construction, excavation, utility, trucking and other owner-user businesses requiring secure yard space.

PROPERTY HIGHLIGHTS

- Residential House/Office (Ranch with walkout basement is 3B/3BA) - 1,280 SF
- Quonset Storage/Warehouse - 2,280 SF
- Pole Bldg/Storage/Warehouse - 2,160 SF
- Additional space not included in total square footage (manufactured home, carport, lean-to's)
- Excess materials on-site include asphalt and rock
- Convenient access to Trent Ave, I-90, Spokane Valley, North Spokane, and Idaho



FUNCTIONAL YARD



**LOCATED TO SERVE
WA & ID**



**OWNER USER
INVESTOR
OPPORTUNITY**

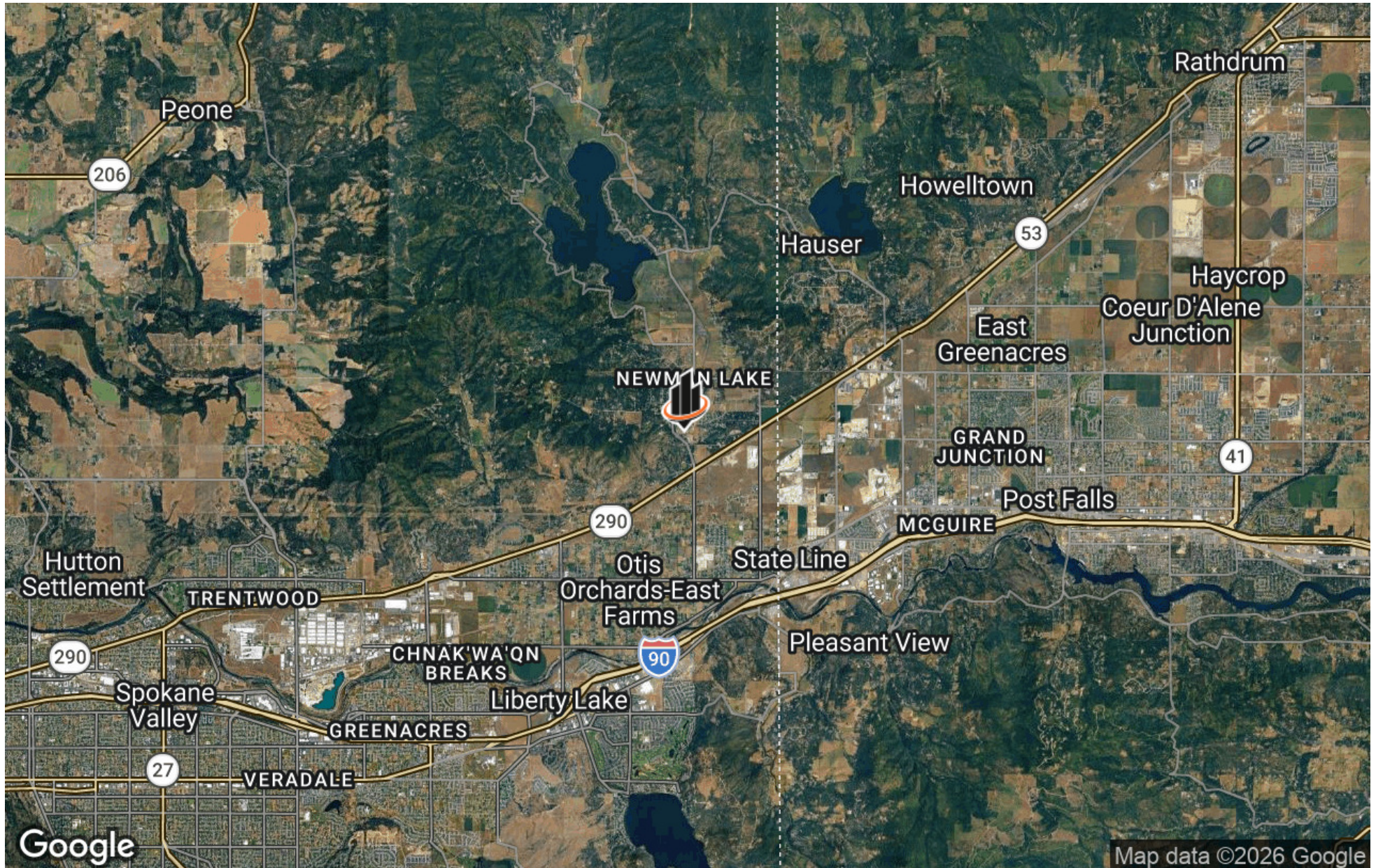
PARCEL MAP



ADDITIONAL PHOTOS



LOCATION MAP





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