

3030 East Mission Avenue and 3029 East Sinto Avenue

Parcel Size:	12,599± square feet
Number of Buildings:	Two
Total Building Size:	5,240± square feet
Zoning:	Light Industrial

The property is located east of Downtown Spokane with frontage on East Mission Avenue near the Spokane Community College Campus. The Hillyard District, the first Spokane neighborhood to be accepted onto the National Register of Historic Places, is located just north of the property across the Spokane River. Previously a separate town, Hillyard was built around the Great Northern Railroad's rail yards in 1892.

There is easy access to Downtown Spokane using Mission Avenue and the property has quick access to I-90 which is within four miles of the Freya Street interchange. The property has a number of possible uses, as it is located in a neighborhood retail area and has access from three sides with road frontage on East Mission Avenue, East Sinto Avenue and North Fiske Street.

Building One: This 3,612± square foot building was built in 1944. Approximately 920± square feet are divided into three office spaces, with a reception area and restroom with private access. There is an estimated 2,090 square feet of warehouse space with two roll up doors for access. There is a loft studio apartment on the second level with a private access. The building is air conditioned.

Building Two: This 1,628 square foot warehouse was built in 1959 and has 8 to 12 foot sloped ceilings. The metal exterior building is divided into two main areas. Approximately 500 square feet on the east end is a small warehouse with a single office. This space has a separate entry with a grade level roll up door. The remainder of the building is all warehouse space with two 12 foot roll up doors for at grade access. There is wall mounted electric heat in the small office and gas heat in the warehouse.



BANKRUPTCY CASE #13-00505-PCW11

The Helena Real Estate and Mission and Sinto Real Estate were the subject of a Chapter 11 Bankruptcy Plan confirmed by the U.S. Bankruptcy court for the Eastern District of Washington, in re: TADD A. GROPP, d/b/a TAD GROPP ELECTRIC, INC., d/b/a GROPP ELECTRIC d/b/a GROPP DATA COMM; d/b/a GROPP ENTERPRISES, LLC; d/b/a GROPP PROPERTIES, LLC; and d/b/a GENTRY LED, LLC, Case Number 13-00505-PCW11. Pursuant to the Bankruptcy Plan, if the Helena Real Estate and Mission and Sinto Real Estate (as defined therein) were not sold by November 30, 2013, then INB was granted Relief From Stay to pursue its state law remedies. INB elected to proceed with non-judicial foreclosure of its liens on the Helena Real Estate and Mission and Sinto Real Estate in accordance with applicable law. The foreclosures are pending at the present time.

All documents related to the bankruptcy plan filed in TAD A. GROPP bankruptcy proceeding are public information. All of these documents can be accessed electronically. Access to the documents is through use of the PACER website (Public Access to Court Electronic Records). Instructions for access are included in the Supplemental Information Package. Realty Marketing / Northwest and INB do not provide any warranty regarding the accuracy or completeness of any information contained within these files included with the bankruptcy plan. The bidder is encouraged to verify the accuracy of any finding or reports through independent review and / or study.

UTILITIES

All public utilities are available to both properties. The city of Spokane provides services for water and sewer; Inland Power and Light is the electricity provider to both properties.

ENVIRONMENTAL

There are no known environmental concerns associated with either property.



*Left:
Building One,
3,612± sq. ft.
with office/
warehouse*

*Right:
Building Two,
1,628± sq. ft.
warehouse*