

OFFICE BUILDING

FOR SALE

2715 E 31st Avenue
Spokane, Washington 99223

\$269,750

SPECIAL PRICING

PROPERTY HIGHLIGHTS

- 1st Floor: 1,020± SF
- 2nd Floor: 720± SF
- Partial Basement w/ Bathroom
- Total Available: 3,060± SF
(Less Equipment Room in Basement)
- Live / Work Space
- New Roof / Carpet / Interior Paint
- Lot Size: 6,830± SF
- Excellent South Hill Location Just 2 Blocks
From Lincoln Heights Shopping Center
- Design by Jon Saylor / Architect
- Zoned: O-35
- Parcel #: 35331.0207



For more information:

Bryan Walker

📞 509 951 3669

✉ bwalker@naiblack.com



FUNCTIONAL SPACE. EXCEPTIONAL VALUE.

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801 W. Riverside Avenue, Suite 300 | Spokane, WA 99201

509 623 1000 | naiblack.com

PRIME SOUTH HILL LOCATION

Just 2 blocks from Lincoln Heights Shopping Center



2 BLOCKS

to Lincoln Heights
Shopping Center



EASY ACCESS

to I-90, Hwy 195
and Downtown



**STRONG
NEIGHBORS**

Retail, Dining
and Services

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COMMERCIAL REAL ESTATE SERVICES

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SPOKANE SOUTH DEMOGRAPHICS

A STRONG, ESTABLISHED MARKET

NALBlack
COMMERCIAL REAL ESTATE SERVICES

	1 MILE	3 MILES	5 MILES
 Population	9,984	76,686	196,980
 Households	4,529	34,711	86,923
 Average Household Income	\$86,627	\$95,853	\$101,620
 Median Home Value	\$322,648	\$350,021	\$374,522
 Daytime Population	12,317	83,963	213,447

MARKET HIGHLIGHTS



**Established
Residential Base**
with strong
household incomes



**Major Retail
Destination**
Lincoln Heights
Shopping Center



**Excellent
Accessibility**
Minutes to I-90,
Hwy 195 and
downtown Spokane



**Continued
Growth**
South Spokane
remains one of the
area's most desirable
submarkets

Spokane
SOUTH

LIVE | WORK | THRIVE