



**FOR SALE**



*Owner-User Sprague Ave  
Medical Office/Retail*

**9719 E. Sprague Ave  
Spokane Valley, WA 99206**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# PROPERTY HIGHLIGHTS



## For Sale: \$975,000.00

- Parcel #: 45173.1735
- Lot Size: 36,746 SF (.84)
- 6,198 SF Total Buildings, \$158.00 per SF
- Two Buildings with Three Suites, Suites can be adjoined.
  - \*Building #1: 3,494 SF
  - \*Building #2: 2,704 SF
- Suites currently built out for medical office/dental
- Excess plumbing throughout buildings
- Built in 1957, 1960 & 1965, updated (NEW Furnaces & AC Units)
- Bonus basement square footage included, prime for storage
- Zoning: CMU (Corridor Mixed Use): many permitted uses from office, medical office, dental, retail, etc.
- Traffic Count 16,600 Cars per Day
- Highly Visible Sprague Ave street frontage with Monument Signage
- Substantial Parking Available
- Near the Argonne Corridor with easy I-90 Freeway Access
- Suite 9803 in Building #2 currently leased for One Year, income producing
- Neighboring businesses: Napa Auto Parts, Winco Grocery Store, Auto Nation, Wells Fargo, Discount Tire

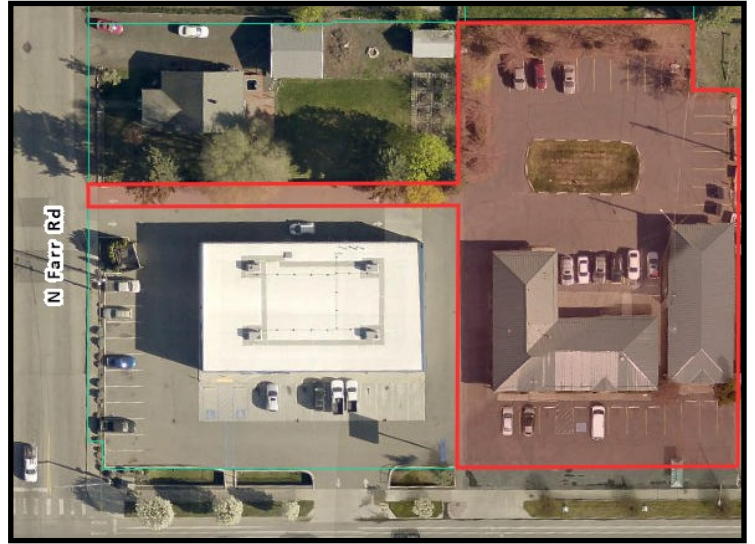
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# PICTURES



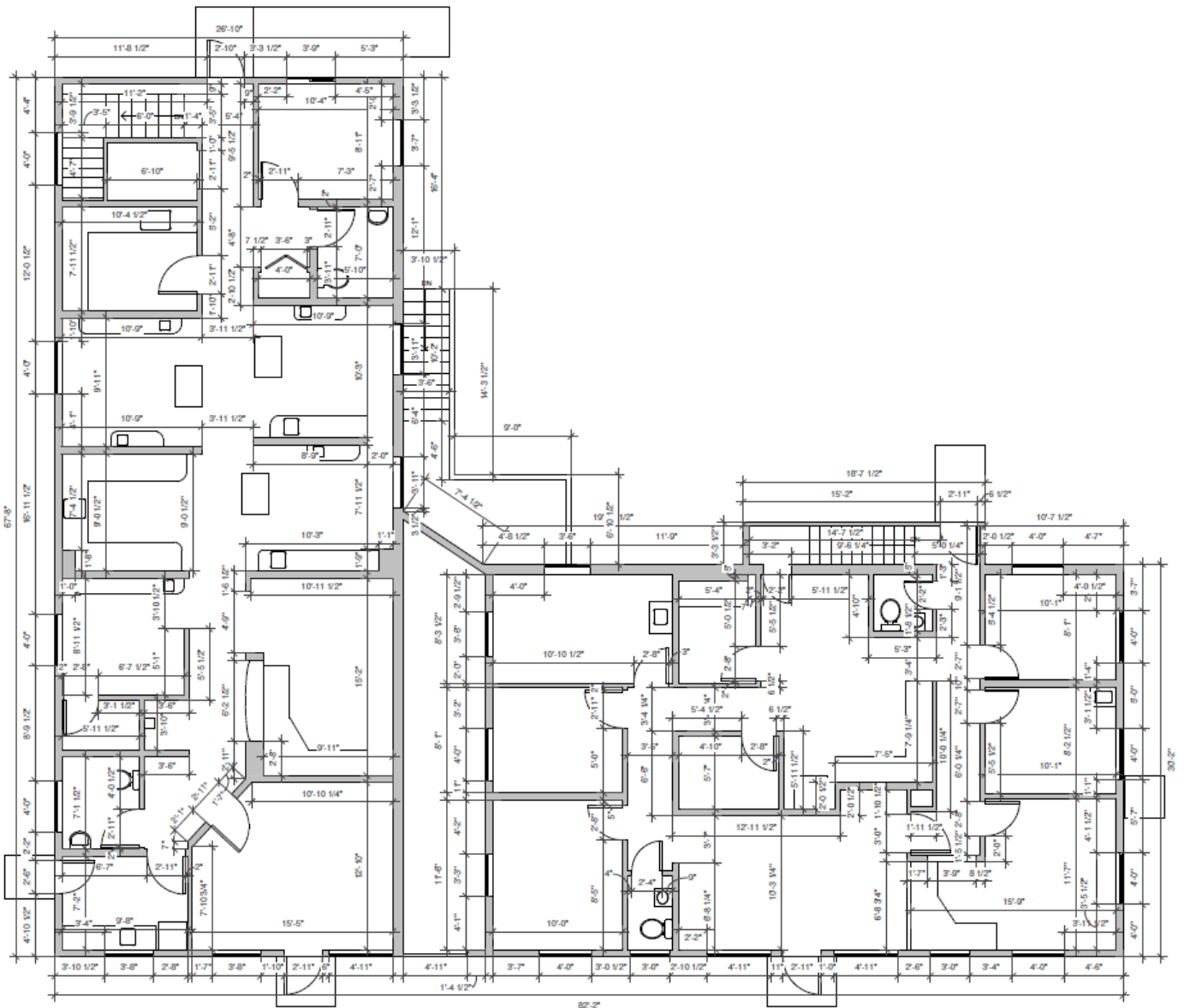
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# FLOOR PLAN, Building #1



**Suite 9717, 1,918 SF**



**Suite 9723, 1,576 SF**

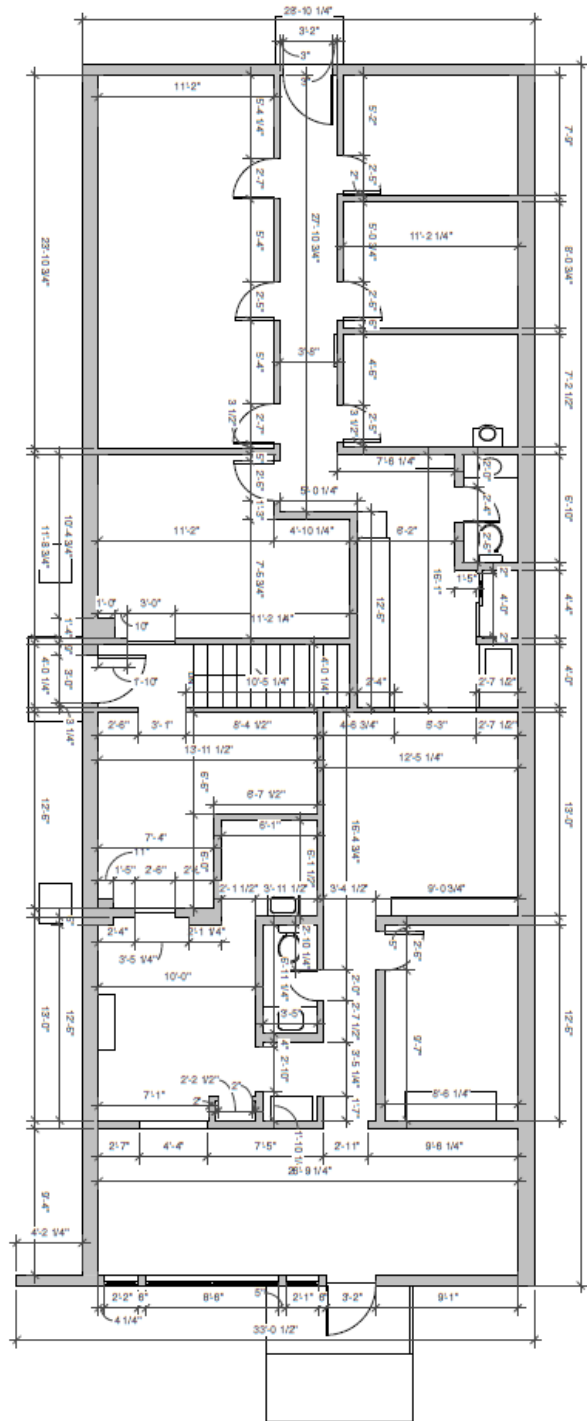
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# FLOOR PLAN, Building #2



**Suite 9803, 2,704 SF**

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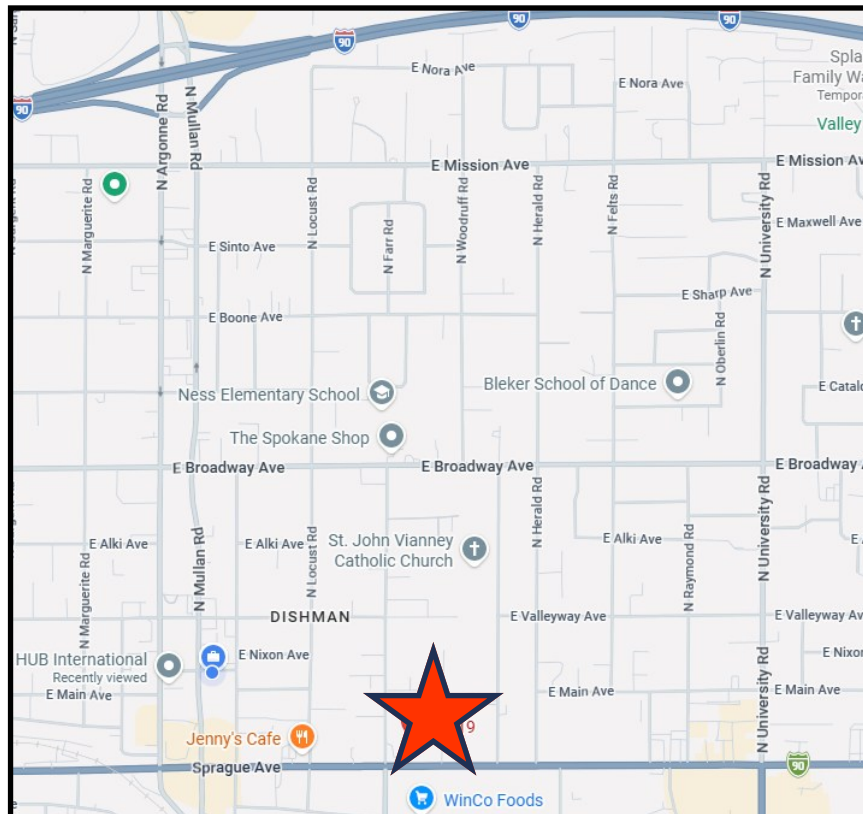
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# MAPS



*Located on Sprague Ave between Argonne and University Roads*



Valley Sprague Ave Medical Office/Retail Suites\* 9719 E. Sprague Ave Spokane Valley, WA



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# ABOUT US

***For over 40 years G. ARGER CO. REAL ESTATE INC., has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.***

***We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.***

***G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.***



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