

Upward

Advisors

2716 N. Division Street
Spokane, WA 99207

Position your business on one of Spokane's highest-visibility corridors with this rare three-parcel assemblage along the Division/Ruby couplet. The offering includes a single street-front retail building on Division (approx. 3,435 SF and 2,450 SF across two tax parcels) that reads as one cohesive brick structure and can be configured into up to four storefronts, plus a supporting parcel on Ruby improved with a site-built storage garage, yard area, and dedicated monument signage. The Division building features a new 50-mil PVC membrane roof installed in 2024, providing long-term durability and reduced near-term capital expense. Large storefront windows, prominent building and monument signage, and dual frontage along both Division and Ruby create outstanding exposure and convenient customer and employee circulation.

Located minutes from downtown and the I-90 and North Spokane corridors, the property benefits from strong daily traffic counts, proximity to Northtown/North Division retailers, and an established commercial trade area drawing from across the metro. Flexible commercial zoning and multiple access points support a wide range of uses, including retail, service commercial, food and beverage, and owner-user or investor scenarios. With income potential from multiple storefronts, on-site storage, high-impact monument signage, and the added benefit of a recently installed commercial-grade roofing system, this is a compelling opportunity to secure a prominent presence along North Spokane's Division corridor.

