



FOR SALE

Free Standing Building

14909 E SPRAGUE AVE

Spokane, WA 99216

PRESENTED BY:

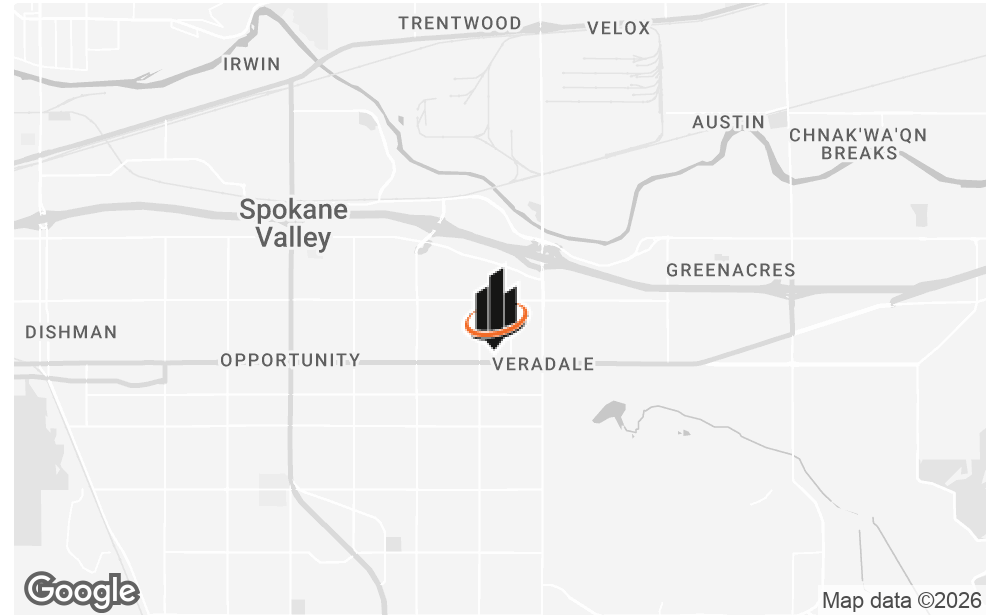
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WA #22008121

OFFERING SUMMARY



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SALE PRICE:	\$1,275,000
LOT SIZE:	0.52 Acres
BUILDING SIZE:	5,014 SF
PRICE/SF:	\$254/SF
PROPERTY TYPE:	Office/Retail/Showroom
YEAR BUILT/RENOVATED:	1986/2006
APN:	45144.2146
ZONING:	Corridor Mixed Use
PARKING COUNT:	25 Stalls or 5 per 1,000 SF

PROPERTY DESCRIPTION

Offering over 150 feet of frontage on Sprague Avenue, this fully improved retail-office building is situated on 0.52 acres in a prime Spokane Valley location between Progress and Adams. The site includes a 5,014 SF retail/office showroom with a new TPO roof (2023). Average daily traffic exceeding 24,000 vehicles, this property offers a strong opportunity for owner-users or investors. The building is clear span, significantly helping reduce space modification costs.

PROPERTY HIGHLIGHTS

- Open showroom and small warehouse areas with four (4) 10-foot OH doors
- Six (6) Private Offices + Two (2) Open Bullpen Areas
- Reception + Conference / Breakroom
- Perimeter fencing with a motorized gate for secure parking area
- Two (2) RTU's for heating and cooling + New TPO Roof in 2023
- Floor plan available

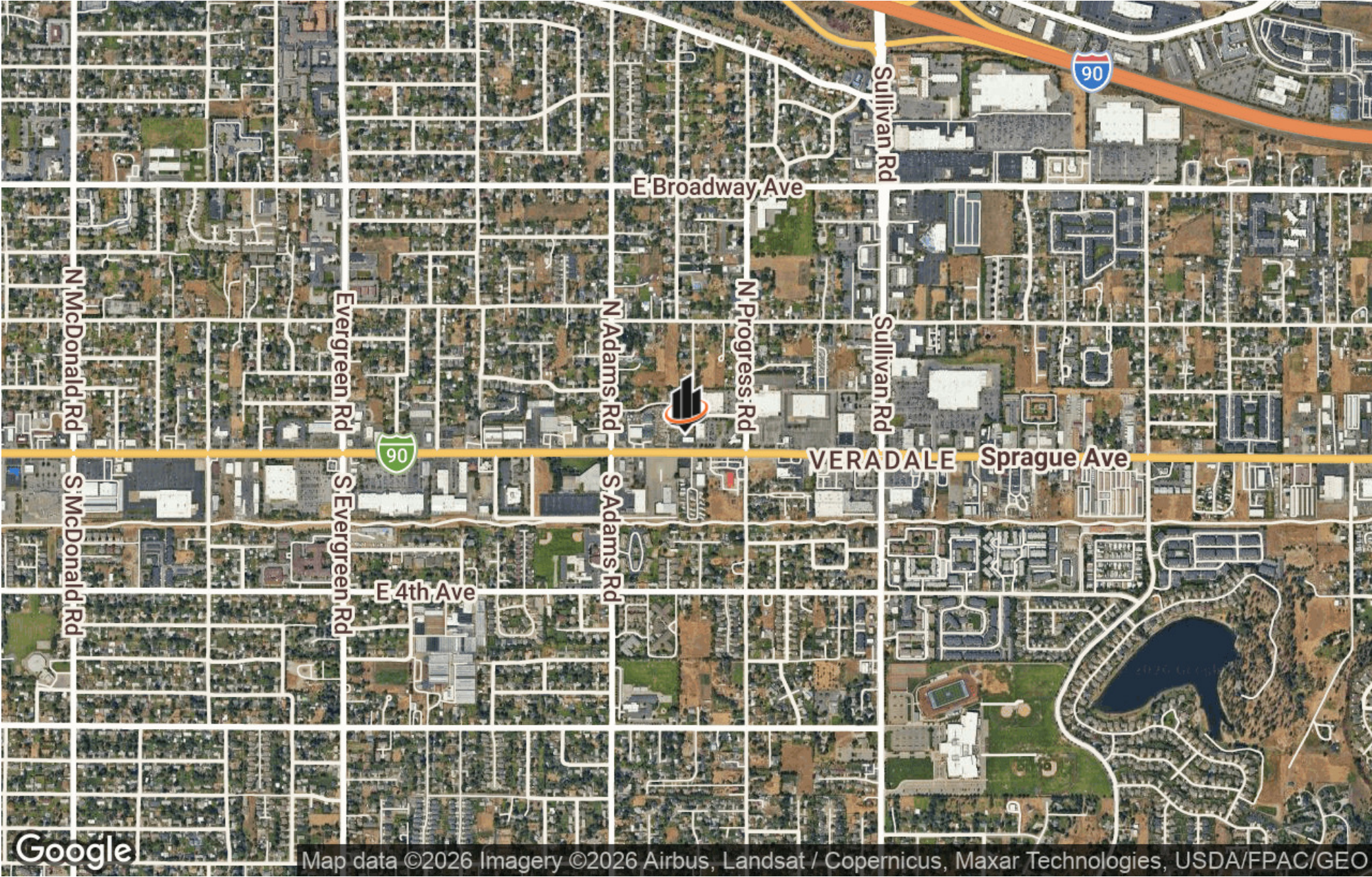
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

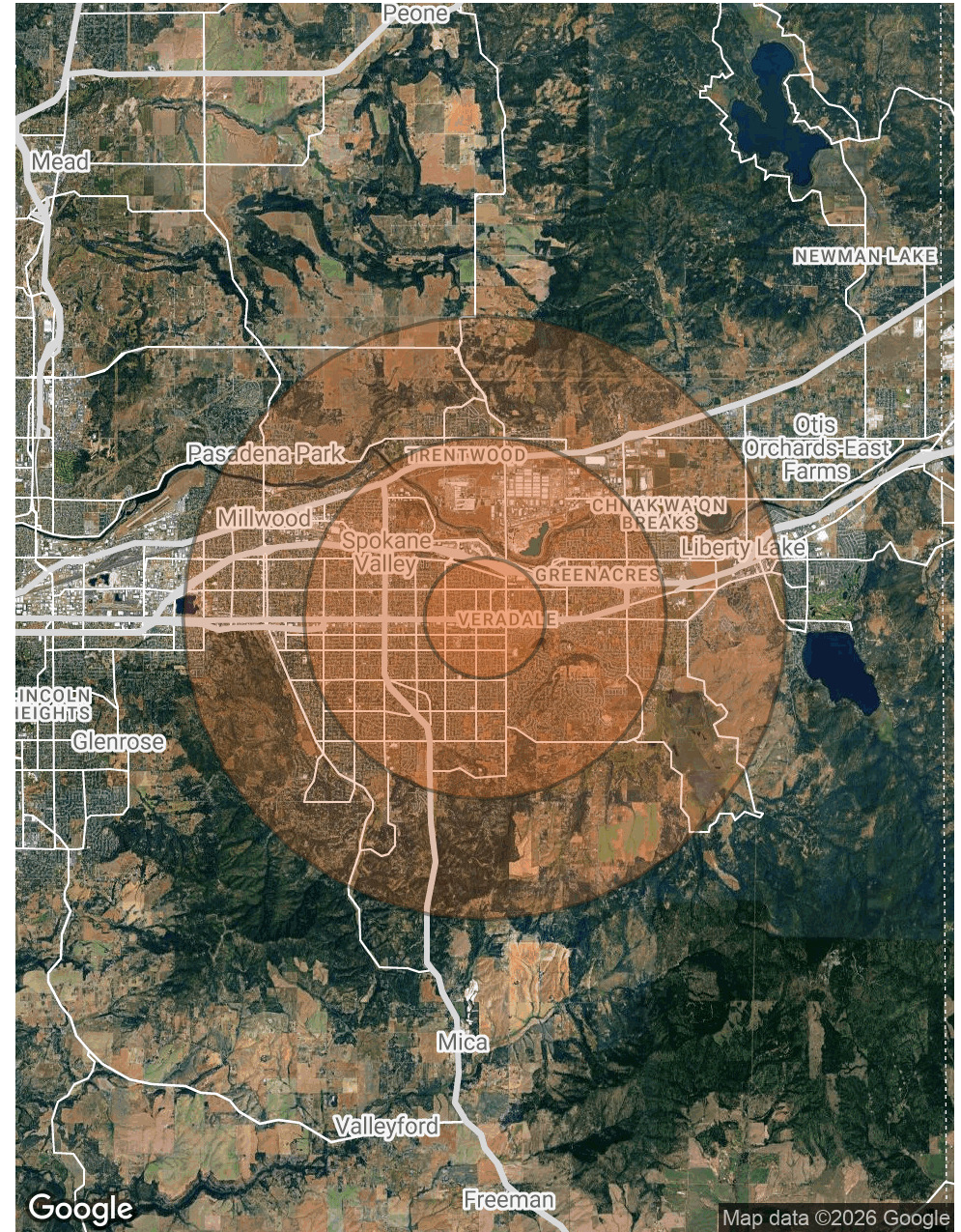
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,637	80,422	127,530
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	43	41	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,276	32,243	50,879
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$74,961	\$92,142	\$98,287
AVERAGE HOUSE VALUE	\$344,409	\$439,780	\$463,871

2020 American Community Survey (ACS)



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