



**FOR SALE**  
**\$2,750,000**

# 11410 E Sprague Ave

## Spokane Valley, WA 99206

### Property Key Facts

**Sale Price:** \$2,750,000

**Zoning:** CMU

**Building Size:** 33,130 SF

**Year Built:** 1985

**Lot Size:** 2.30 Acres

**Renovated In:** 2013

**Exclusively listed by:**



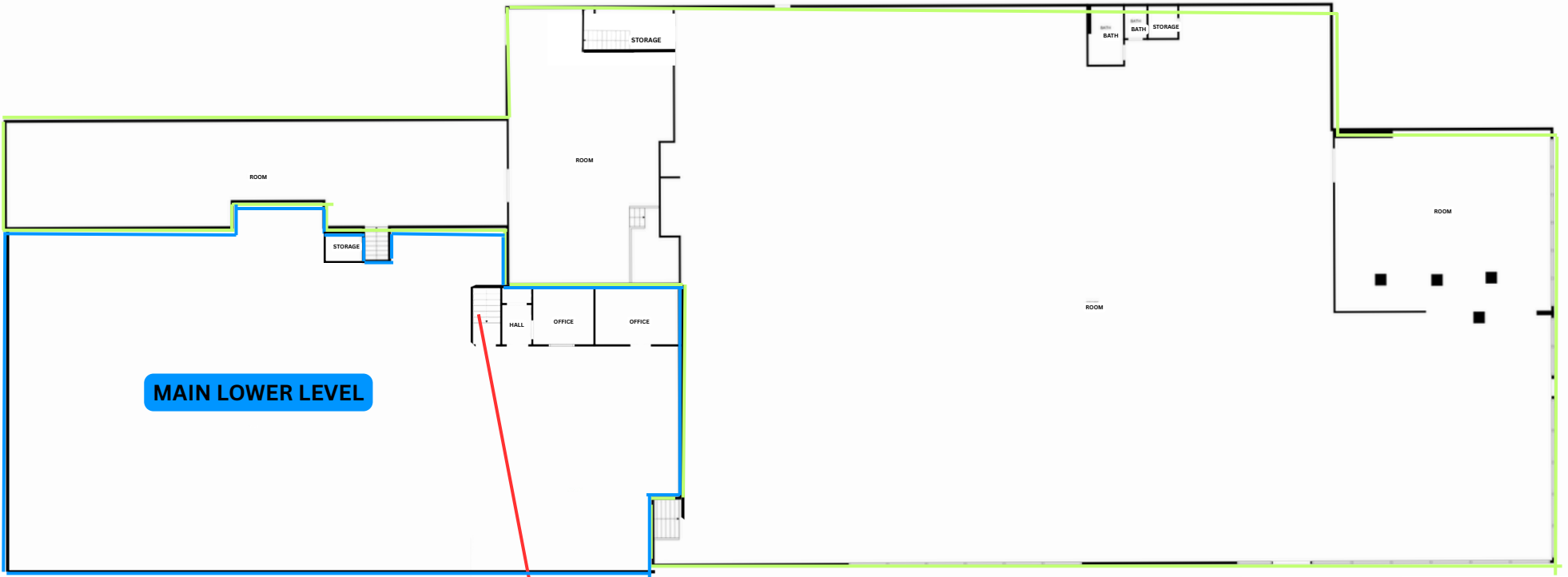
**Cory Barbieri**  
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## Prime Retail Building For Sale

Elevate your business at **11410 E Sprague Ave**, a retail location in the heart of Spokane Valley. This impressive 33,130-square foot landmark **offers unbeatable visibility on the high-traffic Sprague Avenue corridor**, featuring pylon signage, massive open showroom and two levels of versatile office and warehouse space. Sitting on a generous 2.30-acre lot with a sprawling private parking lot, **the property is perfectly positioned near major brands like Costco and Home Depot**. Whether you're looking to capture the attention of thousands of daily commuters or provide easy accessibility for a large-scale operation, this Regional Commercial-zoned site delivers the space, history, and exposure your brand deserves.

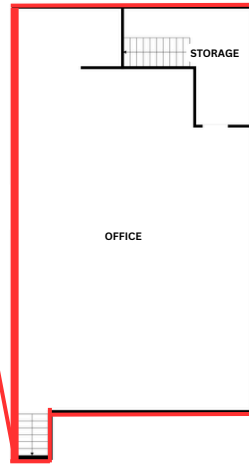


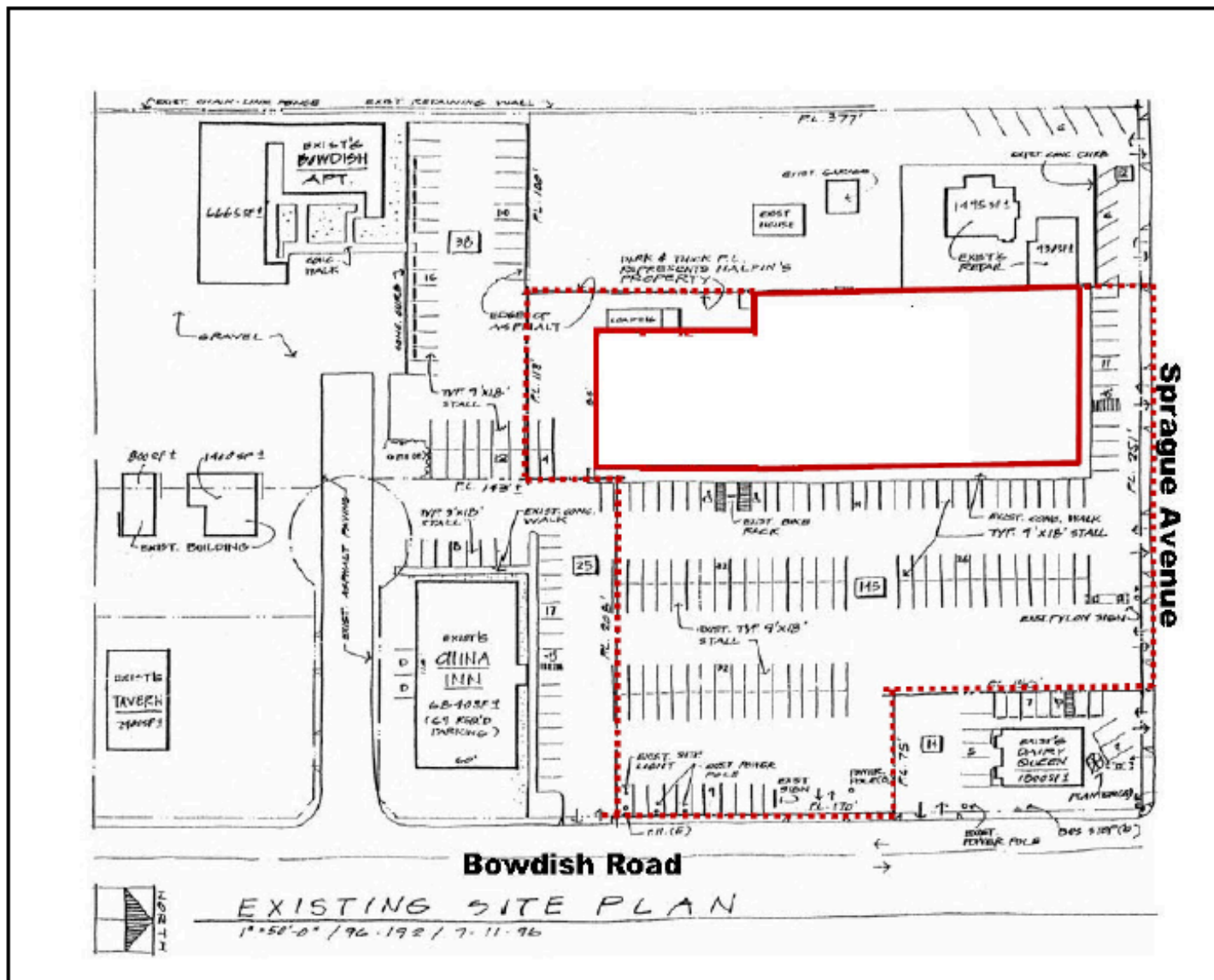
MAIN UPPER LEVEL



MAIN LOWER LEVEL

BASEMENT LEVEL OFFICE







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# LOCATION OVERVIEW

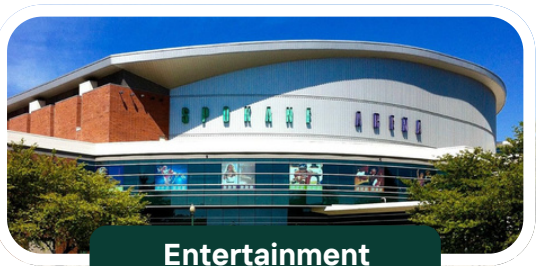
Spokane, Washington



International Events



Outdoor Activities



Entertainment

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.



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