

RETAIL/WAREHOUSE

1517 EAST SPRAGUE AVENUE, SPOKANE, WA 99202

FOR SALE

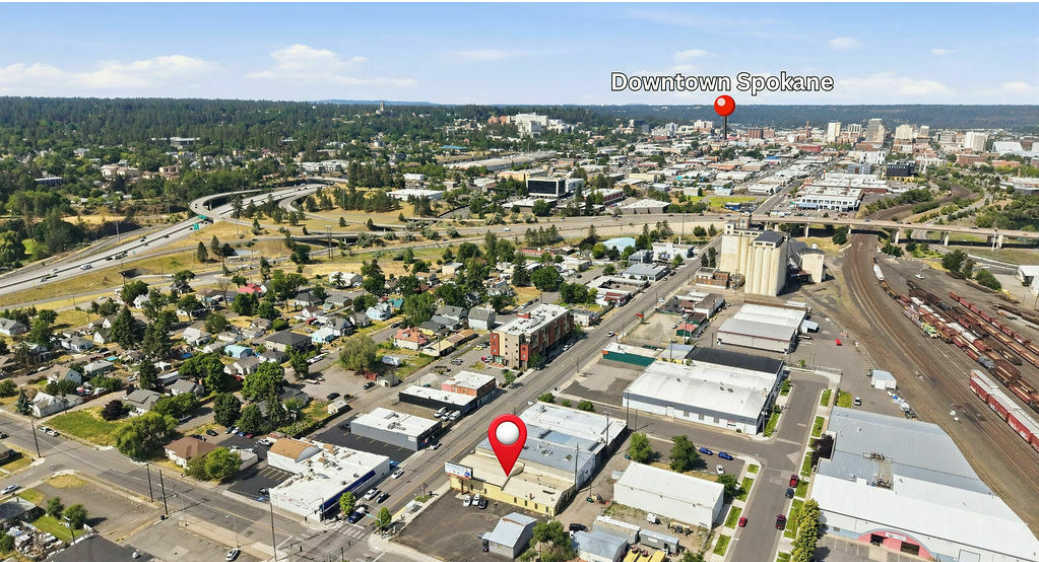


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COMMERCIAL

1517 E Sprague For Sale



PROPERTY HIGHLIGHTS

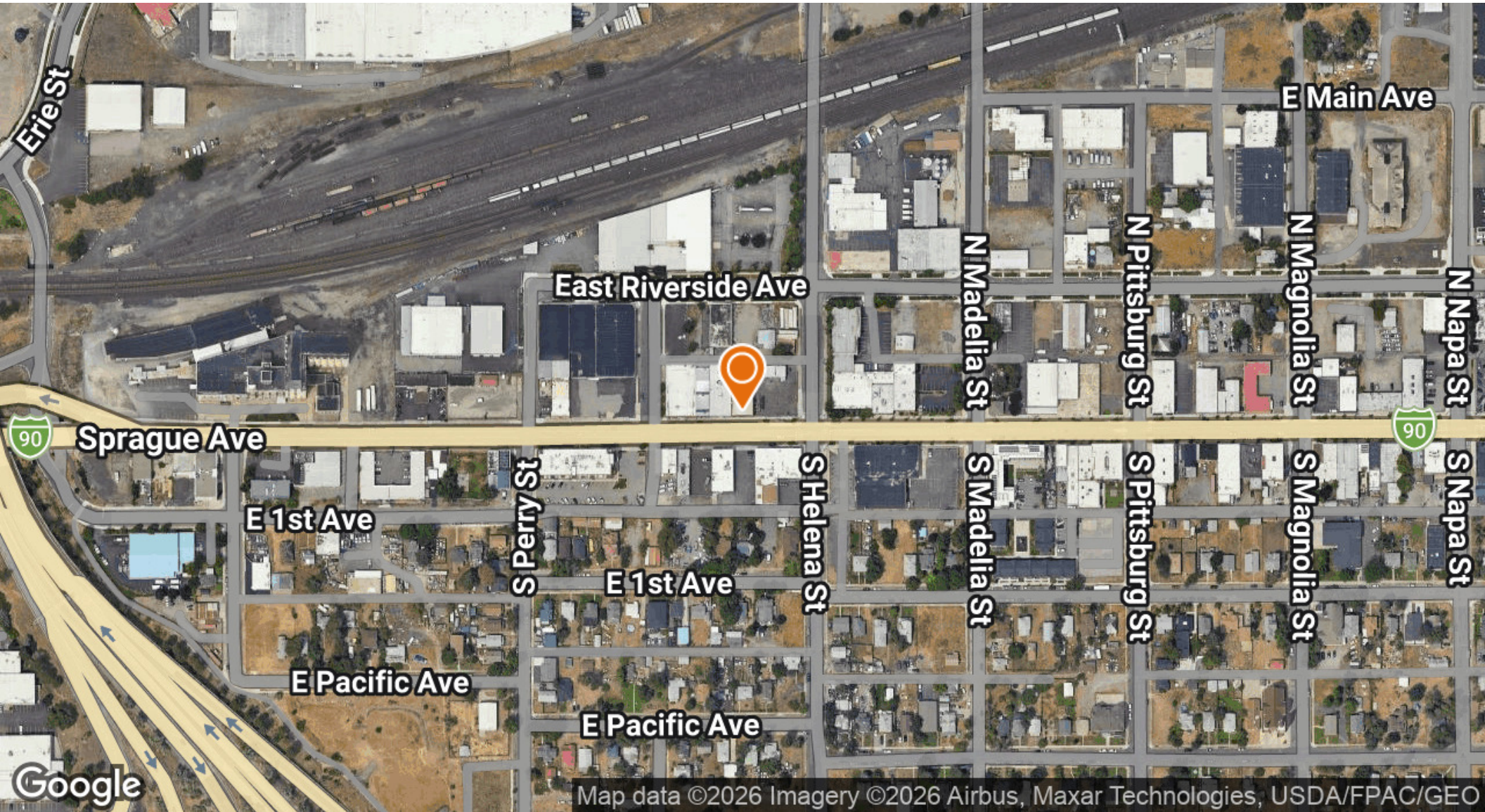
- Ideal for retail store with need for warehouse, showroom, restaurant or bar
- Abundant frontage allows impactful signage placement
- Natural light fills retail space enhancing customer experience
- Recent mechanical updates ensure reliable operational performance
- Two grade level roll up doors for deliveries and stock management
- Ideal for owner-user or long-term retail tenant
- Updated in 2023 with a 2-layer silicone roof system
- Pre-plumbed for restaurant or bar
- New electrical and led lighting package in 2020
- Lease in place until 4/30/27 (Tenant may vacate early for owner-user)

OFFERING SUMMARY

Sale Price:	\$600,000
Lot Size:	0.14 Acres
Building Size:	5,900 SF
NOI:	\$44,556.00
Cap Rate:	7.43%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	106	597	4,182
Total Population	233	1,535	11,097
Average HH Income	\$46,234	\$56,231	\$63,165

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