

THREE-PROPERTY PORTFOLIO SALE OPPORTUNITY



PACIFIC PAK ICE BUILDING

124 S Jefferson Street, 1212 & 1216 W Railroad Avenue, Spokane, WA 99201

**ANDY BUTLER, CCIM
BROKER**

509.385.9121 andy.butler@kiemlehaood.com

**CASEY BRAZIL,
MANAGING BROKER**

509.755.7579 casey.brazil@kiemlehaood.com

[KIEMLEHAGOOD

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

PROPERTY INFORMATION

Pacific Pak Ice Building

THREE-PROPERTY PORTOFILO **FOR SALE**

124 S. Jefferson Street
1212 & 1216 W. Railroad Avenue
Spokane, Washington 99201

»»» **Sale Price \$900,000**

Historic downtown properties now available for purchase. Superb visibility and location on a three-property portfolio with adaptive zoning allowing for multiple re-development opportunities.

Formerly utilized as a cold storage and ice packing facility, this purchase opportunity is adjacent to a growing number of recently revitalized commercial properties and poised for the next new phase of downtown development.

Addresses: 124 S. Jefferson Street
1212 W. Railroad Avenue
1216 W. Railroad Avenue

Parcel Numbers: 35192.5327
35192.5328
35192.5329

Total Lot Size: ±16,500 SF (±0.38 ac)

Total Building Size: ±21,677 SF per county records

Year Built: 1900 / 1911

of Buildings: Three (3)



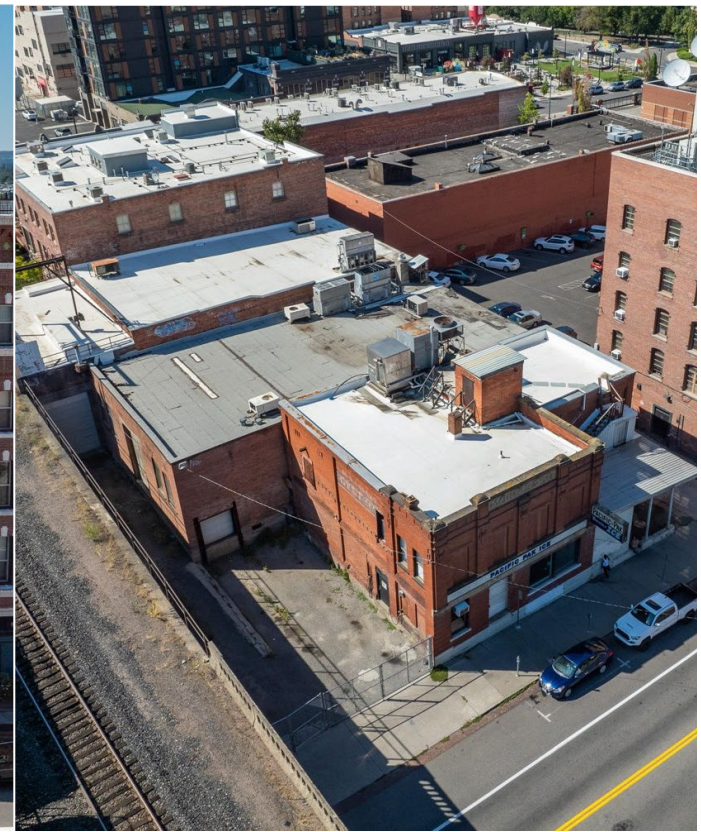
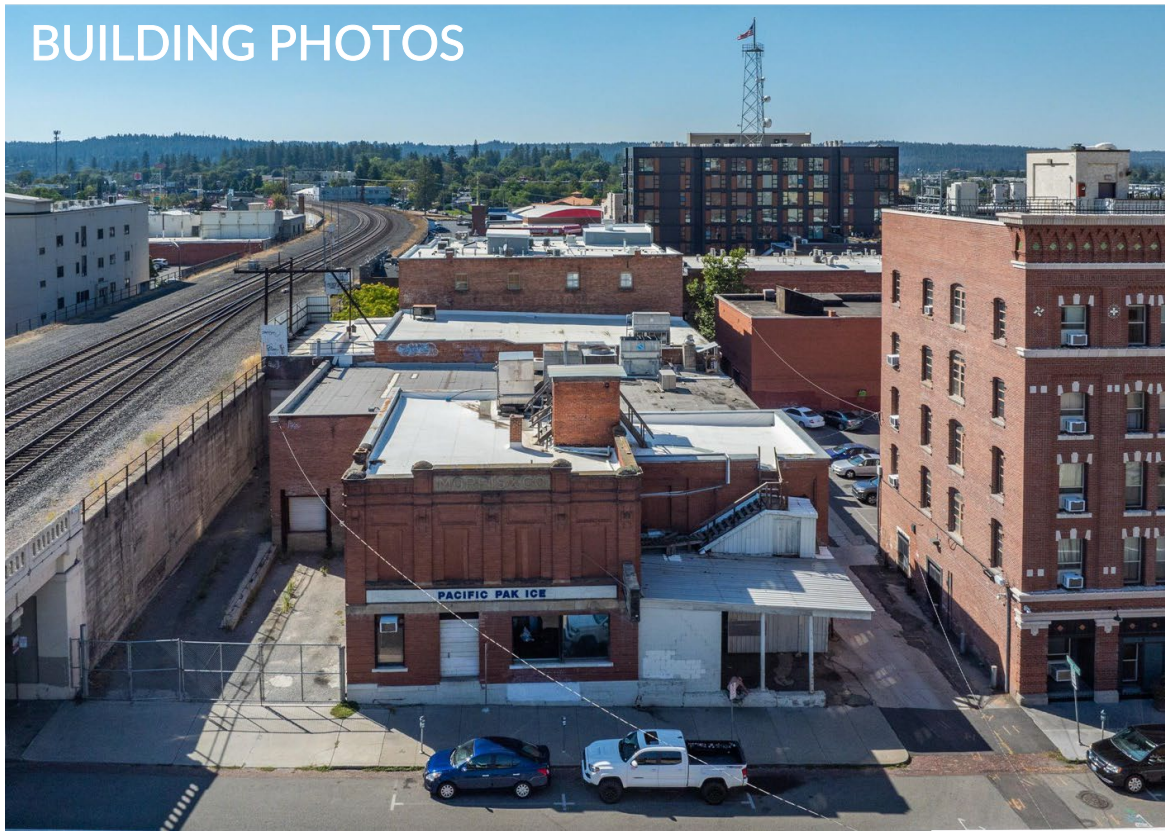
BUILDING & LOT SIZE BREAKDOWN

BUILDING	LAND SIZE	BUILDING AREA	# OF FLOORS	AREA PER FLOOR
124 S Jefferson St	5,500 SF	7,627 SF	3	2,542 SF
1212 W Railroad Ave	5,500 SF	4,650 SF	1	4,650 SF
1216 W Railroad Ave	5,500 SF	9,400 SF	2	4,700 SF
TOTAL	16,500 SF	21,677 SF		

BUILDING PHOTOS



BUILDING PHOTOS



DOWNTOWN SPOKANE





SURROUNDING BUSINESSES & DEMOGRAPHICS

Pacific Ice Pak Building

THREE-PROPERTY PORTOFILO FOR SALE

124 S. Jefferson Street
1212 & 1216 W. Railroad Avenue
Spokane, Washington 99201



FOR SALE PACIFIC PAK ICE BUILDING

124 S. Jefferson Street
1212 & 1216 W. Railroad Avenue
Spokane, Washington 99201

**ANDY BUTLER, CCIM
BROKER**

C | 509.385.9121
andy.butler@kiemleahagood.com

**CASEY BRAZIL,
MANAGING BROKER**

D | 509.755.7579
casey.brazil@kiemleahagood.com

**KIEMLE
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

THREE-PROPERTY PORTFOLIO SALE OPPORTUNITY



Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.