

**FOR SALE**



**14 E Main Ave**  
**Spokane, WA 99202**

## Property Key Facts

**Sale Price: \$1,250,000**

**Building Size:** 6,500 SF (2,800 SF Office/3,700 SF Clear Span Warehouse)

**Parcel Number:** 35173.0215

**Parcel Size:** 17,500 SF

**Year Built:** 1980

**Renovated In:** 2019

**Parking:** Abundant | Gated | Secured

**Signage:** On Building

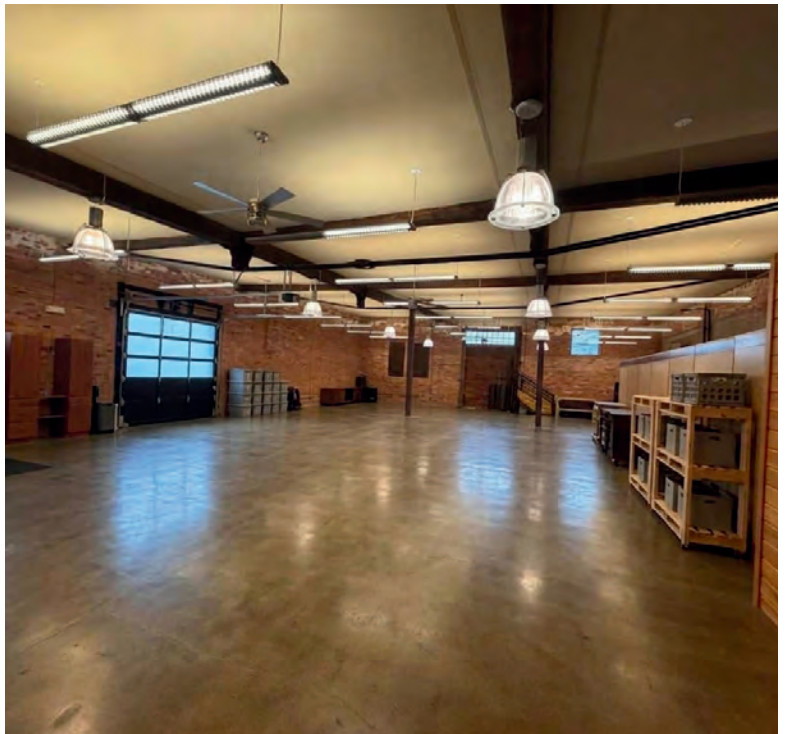
**Exclusively listed by:**

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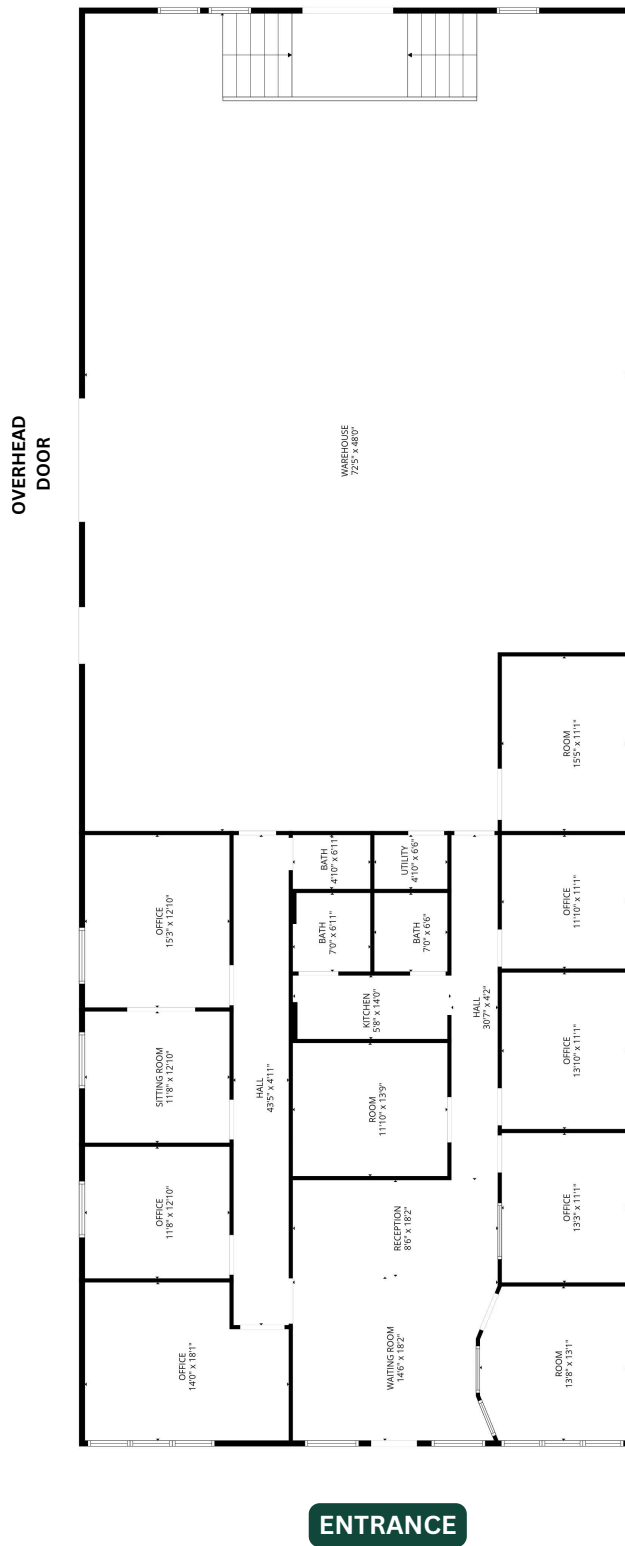
# Office Building For Sale

Located at 14 E Main Ave in Spokane's vibrant East Central neighborhood, this property offers a spacious 6,500 square feet of interior space – 2,800 SF of office space and 3,700 SF clear span warehouse. Set on a generous 0.4-acre lot, the property provides ample room for operations or potential development in a highly accessible area. With ample parking, there is a secured lot featuring an iron fence with gate controlled access. Its historic character, combined with its substantial footprint near the city center, makes it a versatile asset for a variety of business uses.



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# LOCATION OVERVIEW

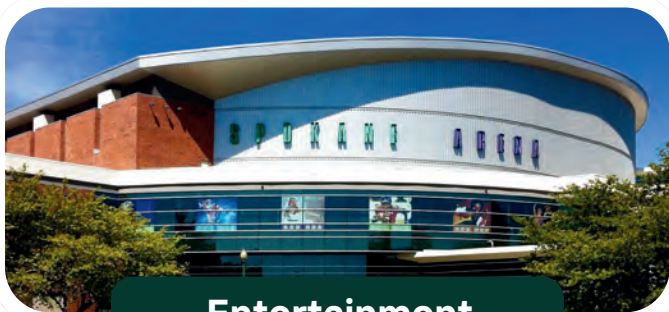
Spokane, Washington



**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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