

FREESTANDING OFFICE INVESTMENT FOR SALE

CENTRAL CITY LOCATION

10 E. CRAWFORD AVE.
DEER PARK, WA 99006



TOURS BY APPT. ONLY - PLEASE DND TENANT

OFFERING SUMMARY

Price \$275,000

Size 718 SFT

\$/SFT \$383.00

Cap Rate 6.5%

*Financial Information available upon request

PROPERTY OVERVIEW

Located in the heart of Downtown Deer Park, 10 E. Crawford sits along the city's primary commercial corridor and benefits from strong visibility and easy access for both local residents and pass-through traffic. The surrounding area features a mix of established local businesses, restaurants, service providers, and retail shops that support Deer Park's growing community. Nearby amenities include grocery stores, coffee shops, medical services, banks, and neighborhood retailers that draw consistent daily traffic to the area. Deer Park has experienced steady residential growth as more people seek affordable living just north of Spokane, creating increasing demand for convenient local services and commercial spaces. With its central location in a walkable downtown district and proximity to major routes connecting to Spokane, this property presents an attractive opportunity for investors looking to acquire a commercial asset in a stable, growing small-town market with strong community support for local businesses.

STEVEN DAINES
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*Just put in new HVAC, new roof, new windows, and new paint

PROPERTY DETAILS

LAND AREA	0.04 AC	TENANTS	SINGLE	OCCUPANCY	100%
APN	28023.0115	YEAR BUILT	1942	FLOORS	1
ZONING	CC	RENOVATED	2025	CONSTRUCTION	WOOD FRAME

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3944 WA-292 HWY. LOON LAKE, WA

Size: 1,971 SFT
Sold March 2025: \$766K
\$/SFT: \$389.00

Land Size: 0.26 AC
YR Built: 1967



6276 W. MAINE ST. SPIRIT LAKE, ID

Size: 1,798 SFT
List Price: \$640K
\$/SFT: \$355.95

Land Size: 0.08 AC
YR Built: 1910



5513 HWY. 2 PRIEST RIVER, ID

Size: 2,746 SFT
Sold Oct. 2025: \$550K
\$/SFT: \$200.29

Land Size: 0.39 AC
YR Built: 1984



121 W. CRAWFORD ST. DEER PARK, WA

Size: 1,740 SFT
Sold Nov. 2023: \$376K
\$/SFT: \$216.52

Land Size: 0.17 AC
YR Built: 1995

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DEMOGRAPHICS	1 MILE	3 MILE
Population	3,714	7,387
Households	1,481	2,871
Median Age	40	42
Median HH Income	\$61,169	\$61,144
Daytime Employees	1,641	2,291
Population Growth '25 - '30	3.55%	3.37%
Household Growth '25 - '30	3.51%	3.38%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
US Hwy 395	S. Main Ave. NW	15,153
US Hwy 395	N. Dalton Rd. NW	14,178
US Hwy 395	N. Arlington RD. NW	10,810

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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