



LAND AVAILABLE

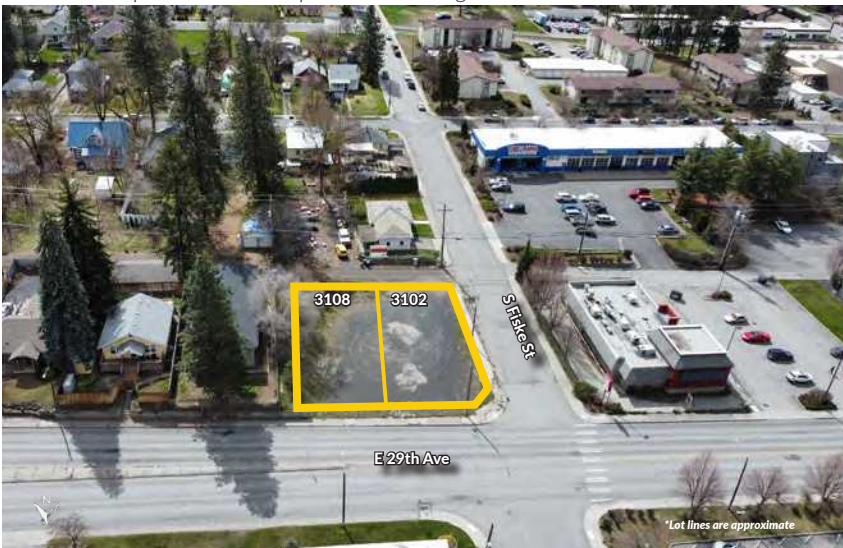
**FOR SALE, LEASE OR BUILD TO SUIT
Includes 2 Lots**

Land Size: ±0.28 Acres (±12,187 SF)
 Ground Lease Rate: \$4,000 / Mo, NNN
 Purchase Price: \$649,000
 Parcel Numbers: 35342.0301 | 35342.0302
 Zoning: Spokane CCS - Center & Corridor Type 2

Spokane CC2 - Center and Corridor Type 2 (CC2):

Pedestrian Enhanced/Auto Accommodating.


The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. Incentives allowing a higher floor area ratio in exchange for the provision of greater public amenities as land is developed and redeveloped are encouraged in these areas.



*Lot lines are approximate

**South Hill
Vacant Land**

3102 & 3108 E 29th Avenue
Spokane, WA 99223

**View
Location** 

MARY KIENBAUM
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**KIEMLE
HAGOOD**

PROPOSED SITE PLAN

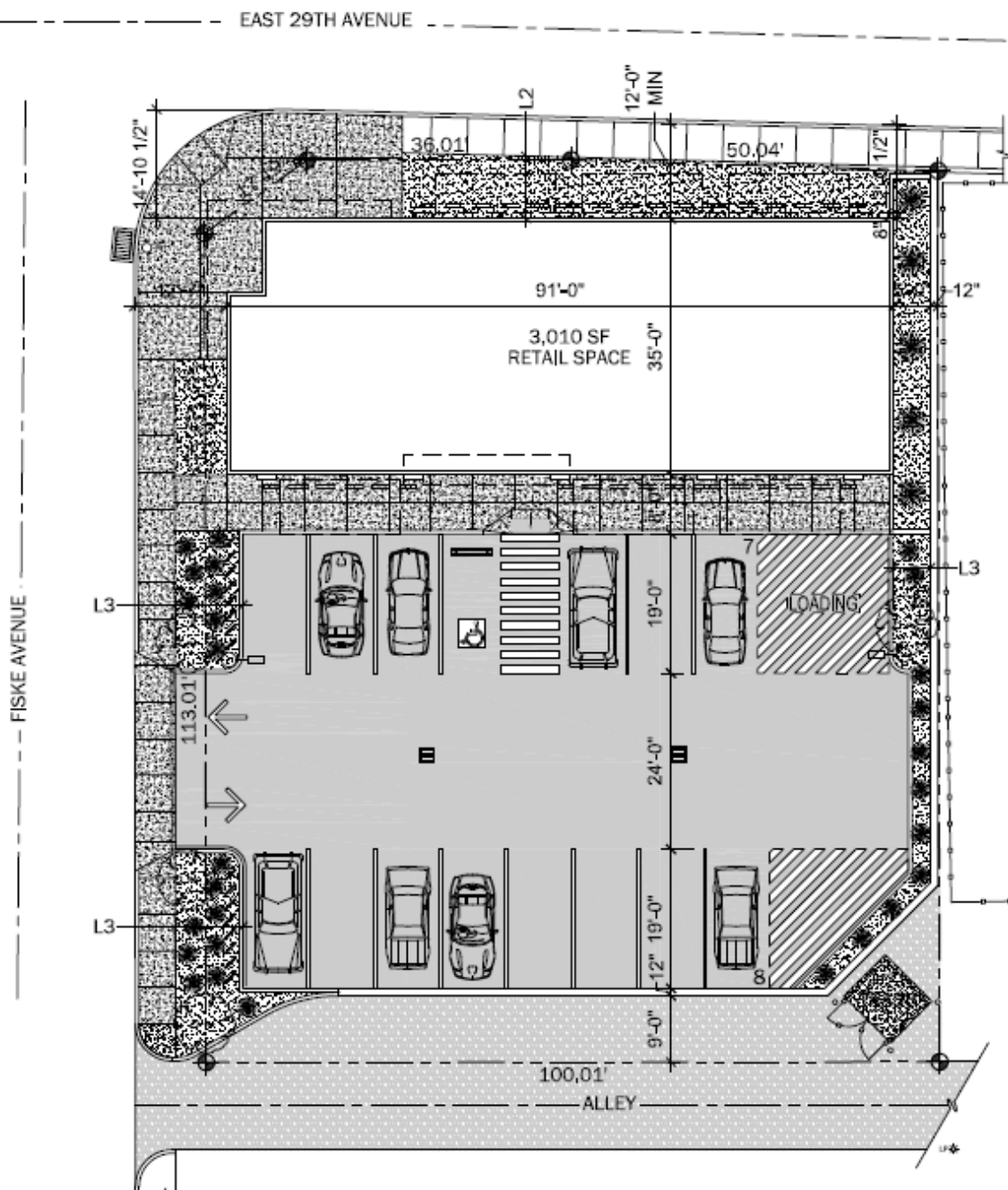
3102 & 3108 E 29th Ave | Spokane, WA

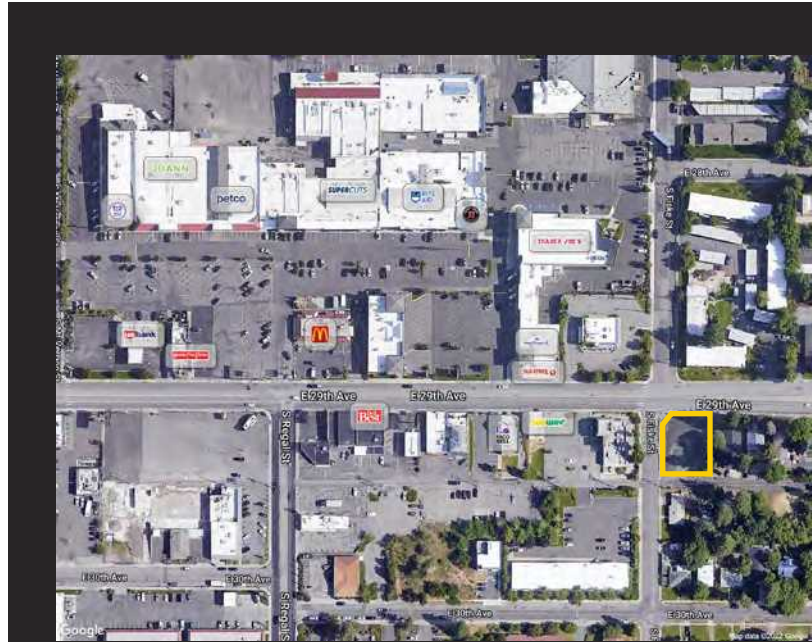
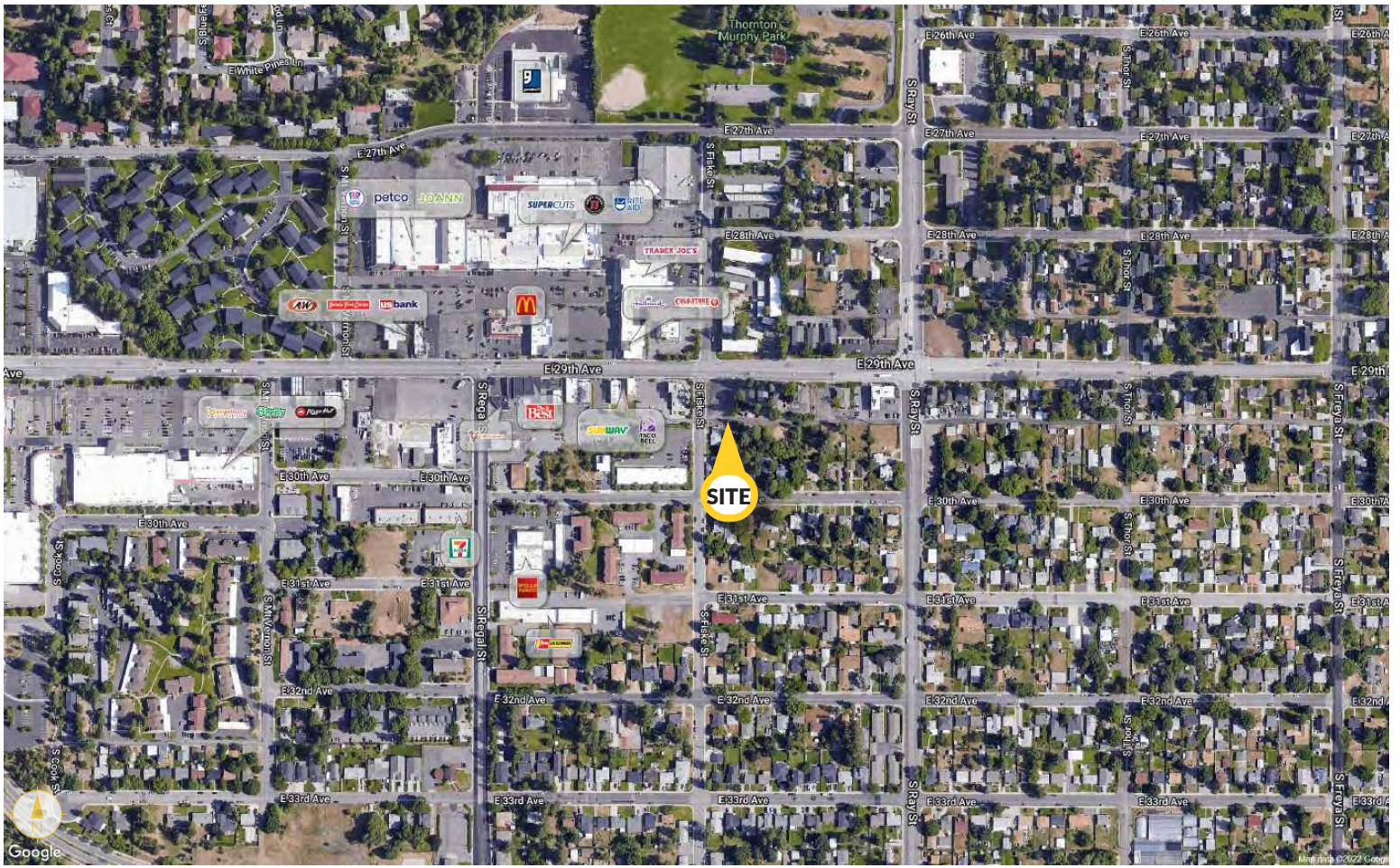
LOCATION HIGHLIGHTS

SEC 29th Ave and Fiske St
Located in Spokane's South Hill Neighborhood
Excellent visibility
Traffic counts:
29th Ave @ Fiske St - ±16,979 ADT

NEARBY BUSINESSES

Trader Joe's
Rite Aid
Petco
Joann Fabrics
US Bank
Tire Rama
Subway
Taco Bell
Coldstone Creamery





South Hill Vacant Land

3102 & 3108 E 29th Ave
Spokane, WA 99223

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1579 W. RIVERSTONE DR. SUITE 102
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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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