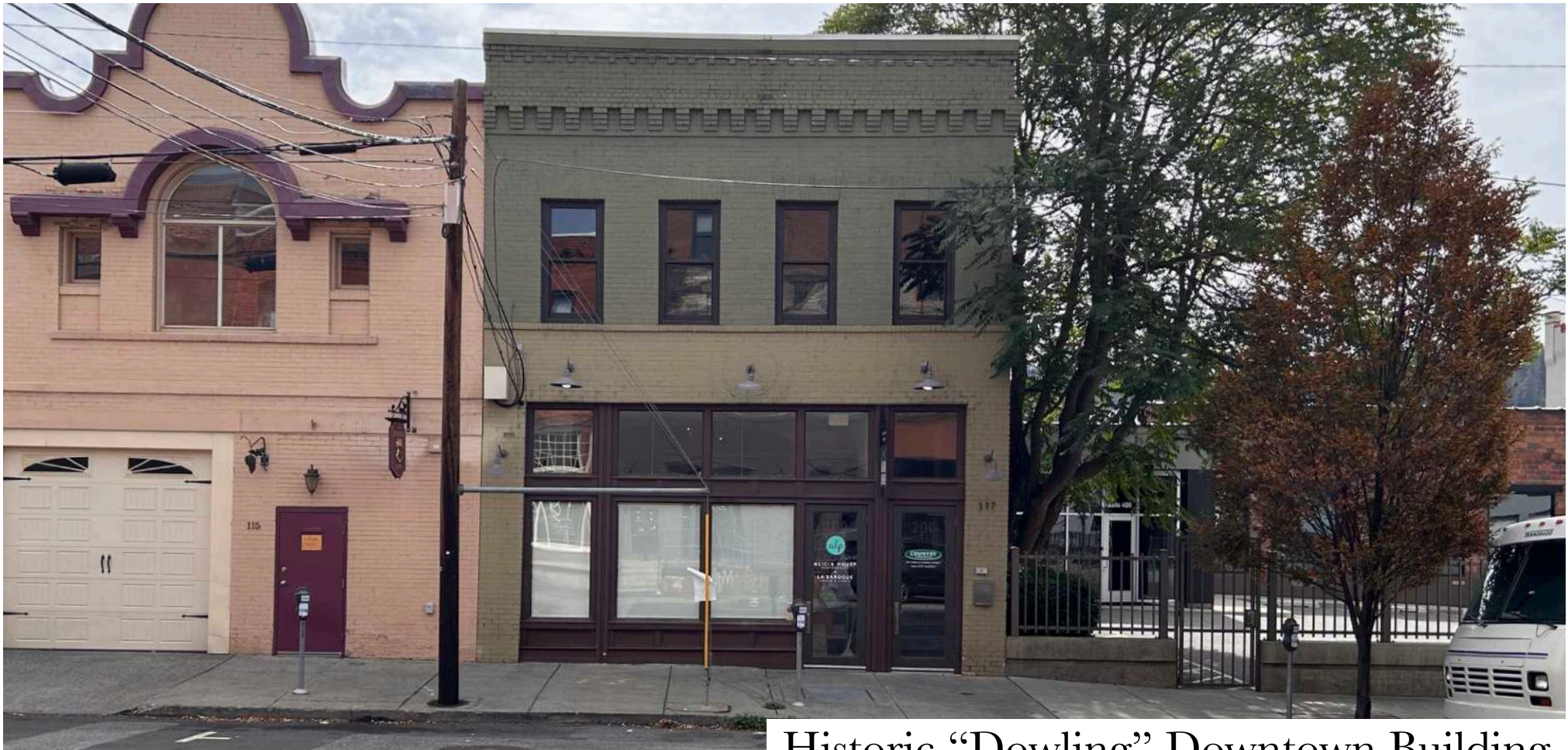


# 117 W. Pacific Ave.

Spokane, WA

**FOR SALE - \$699,000    FOR LEASE - \$5,200 / MO. + NNN**



## Historic “Dowling” Downtown Building

*7,100 Sq. Ft. of useable office & retail area. Exposed Brick, high ceilings, remodeled and move in ready. Creative space, with surface parking available nearby. 2nd floor outdoor patio area. Small and clean deal for user or investor.*

Kevin Edwards

Office: 509-838-8500

Cell: 509-939-8828

Email: [k.edwards@me.com](mailto:k.edwards@me.com)



PROPERTY INFORMATION

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://www.HawkinsEdwardsInc.com)

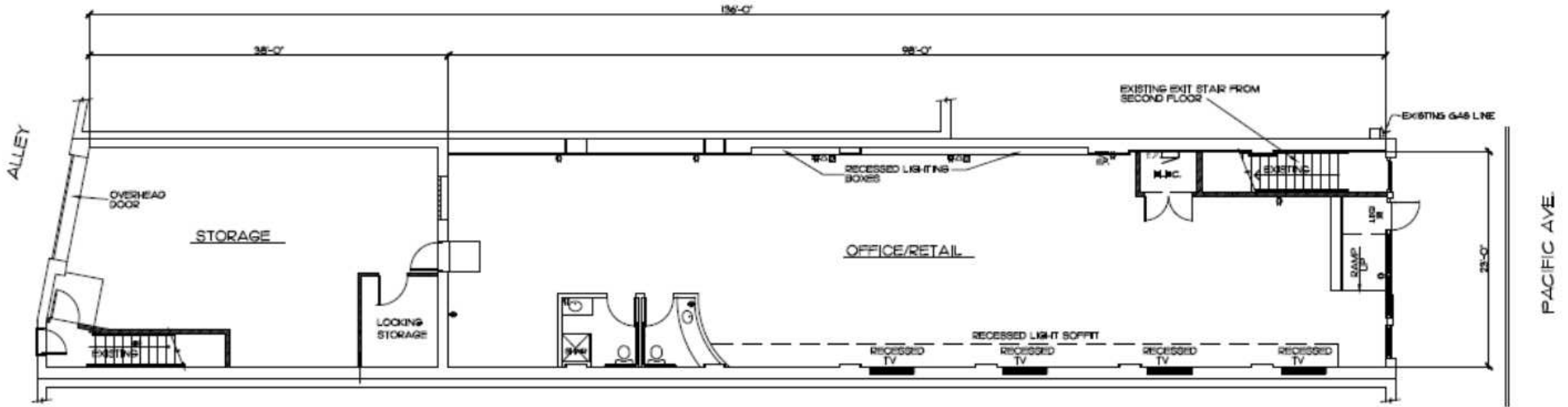
## Property Information

BUILDING SIZE:.....	3,550 SqFt. (Main Floor) 3,500 SqFt. (2nd Floor) 7,100 SqFt. Total
LAND SIZE:.....	3,550 SqFt. (50' x 71')
SALE PRICE:.....	\$699,000.
LEASE PRICE:.....	\$2,600 /mo. + NNN per floor. (\$9.00 SqFt.)
PARCEL #:.....	35191.0706
ZONING:.....	DTG (City of Spokane).
TAXES:.....	\$6,925 per yr. - 2023
SIGNAGE:.....	Building & Blade Signage.
OTHER:.....	Please contact listing broker.
ABOUT THE BUILDING:.....	

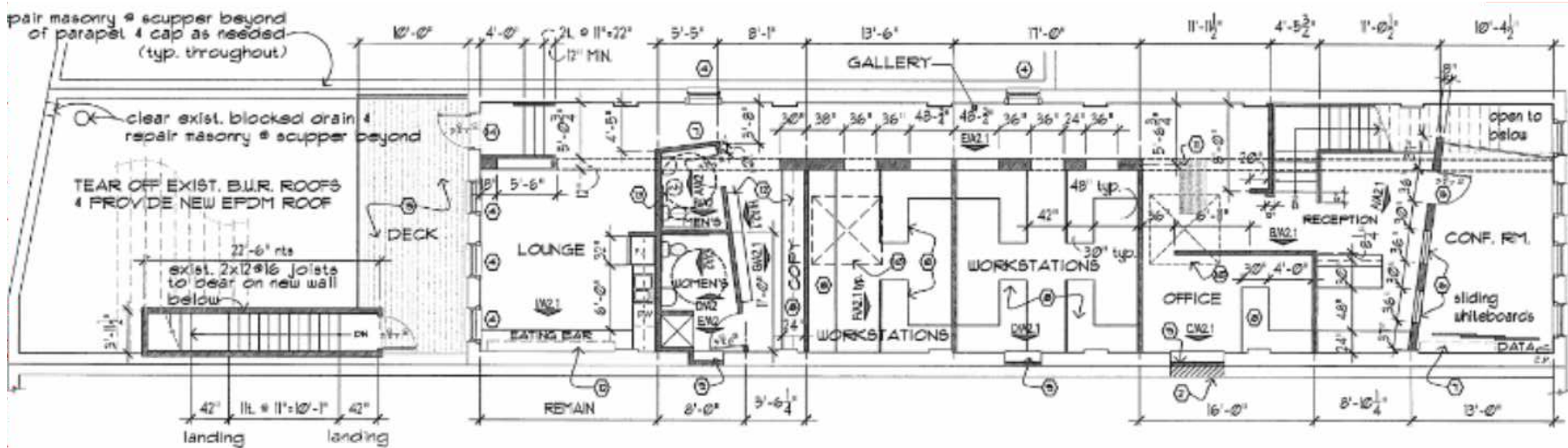
The building presents an appealing facade that seamlessly integrates elements of historic and contemporary design. Its exterior may feature large display windows on the ground floor for retail spaces, complemented by classic architectural details like ornate cornices, decorative moldings, and possibly a distinctive marquee or signage. The upper floors, including the second floor housing offices, typically have large windows that provide natural light and may exhibit more modern design elements. The main floor is primarily dedicated to retail businesses. Large storefront windows showcase various products and services, inviting passersby to explore the offerings inside. The retail spaces are designed with functionality in mind, providing ample floor space. The second floor of the building houses professional office spaces. A separate entrance area on the ground floor provides access to a staircase leading up to the offices. The office spaces are designed for productivity and collaboration with an open office fee. Main floor retail and second-floor office space is designed to cater to the needs of lot of diverse businesses.



All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



FIRST LEVEL FLOOR PLAN

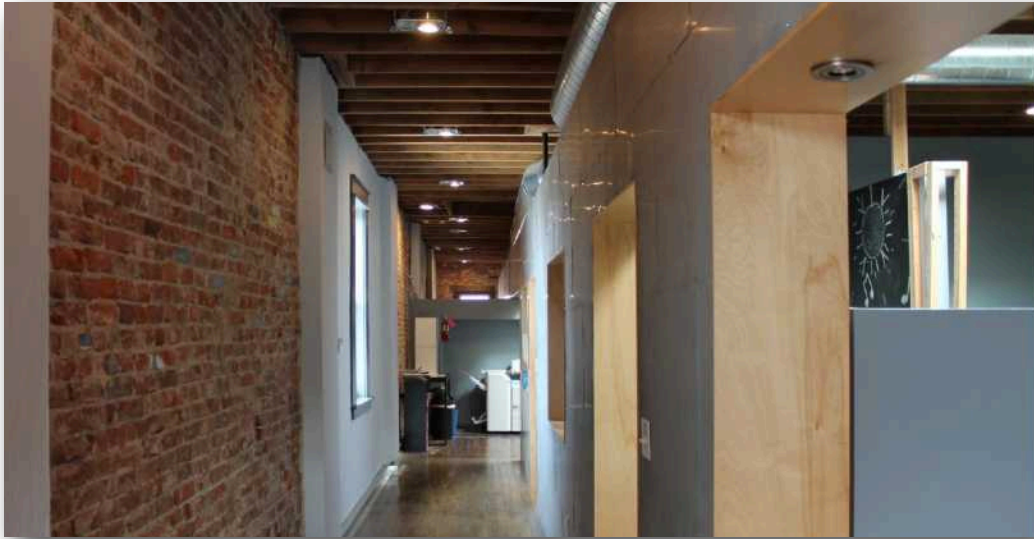


**D** SECOND FLOOR PLAN  
Scale: 1/8" = 1'-0"



PHOTOS

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://www.HawkinsEdwardsInc.com)



AERIAL

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