

# FOR SALE OR LEASE

## NEW PRICE!

OWNER/USER OPPORTUNITY  
**\*CASH OFFER OR SELLER/OWNER  
FINANCING AVAILABLE**

\*SHOWINGS BY APPOINTMENT ONLY

## SOUTH HILL SPOKANE LOCATION

Sale Price	<del>\$389,500</del> \$364,500
Rent Price	<del>\$3,500</del> \$2,500 per month, Gross Lease
Building Size	±2,040 SF
Land Size	±6,830 SF
Parcel #	35331.0207

### BUILDING DETAILS:

- Two Floors + Basement
- Three Restrooms
- Kitchen (Complete & Fully Functional)
- Three Private Offices
- Conference Room
- Ample On-site Parking

*\*Cell tower lease an encumbrance without economic benefit to buyer*

## OFFICE BUILDING

2715 E 31st Avenue  
Spokane, WA

VIEW  
LOCATION



**\*\$2,500 COMMISSION BONUS  
TO SELLING BROKER\***



JAMES G QUIGLEY,  
MANAGING BROKER  
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**KIEMLE  
HAGOOD**



# AVAILABLE FOR SALE OR LEASE

2715 E 31st Avenue - Spokane, WA

## BUILDING DETAILS:

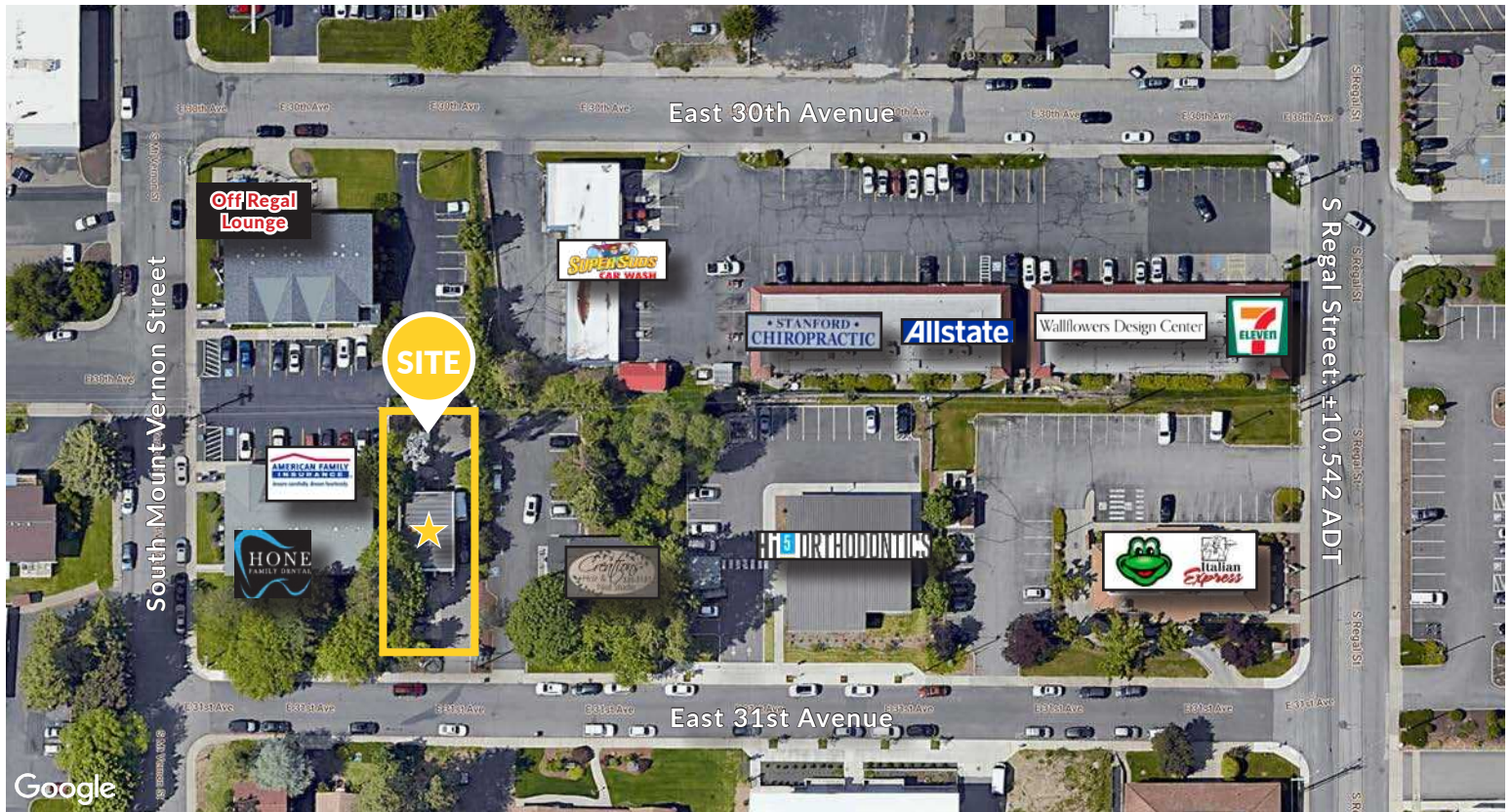
- Two Floors + Basement
- Three Restrooms
- Kitchen (Complete & Fully Functional)
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## BUILDING UPDATES:

- New Carpet
- New Paint throughout
- New Roof
- New Furnace







## OFFICE BUILDING

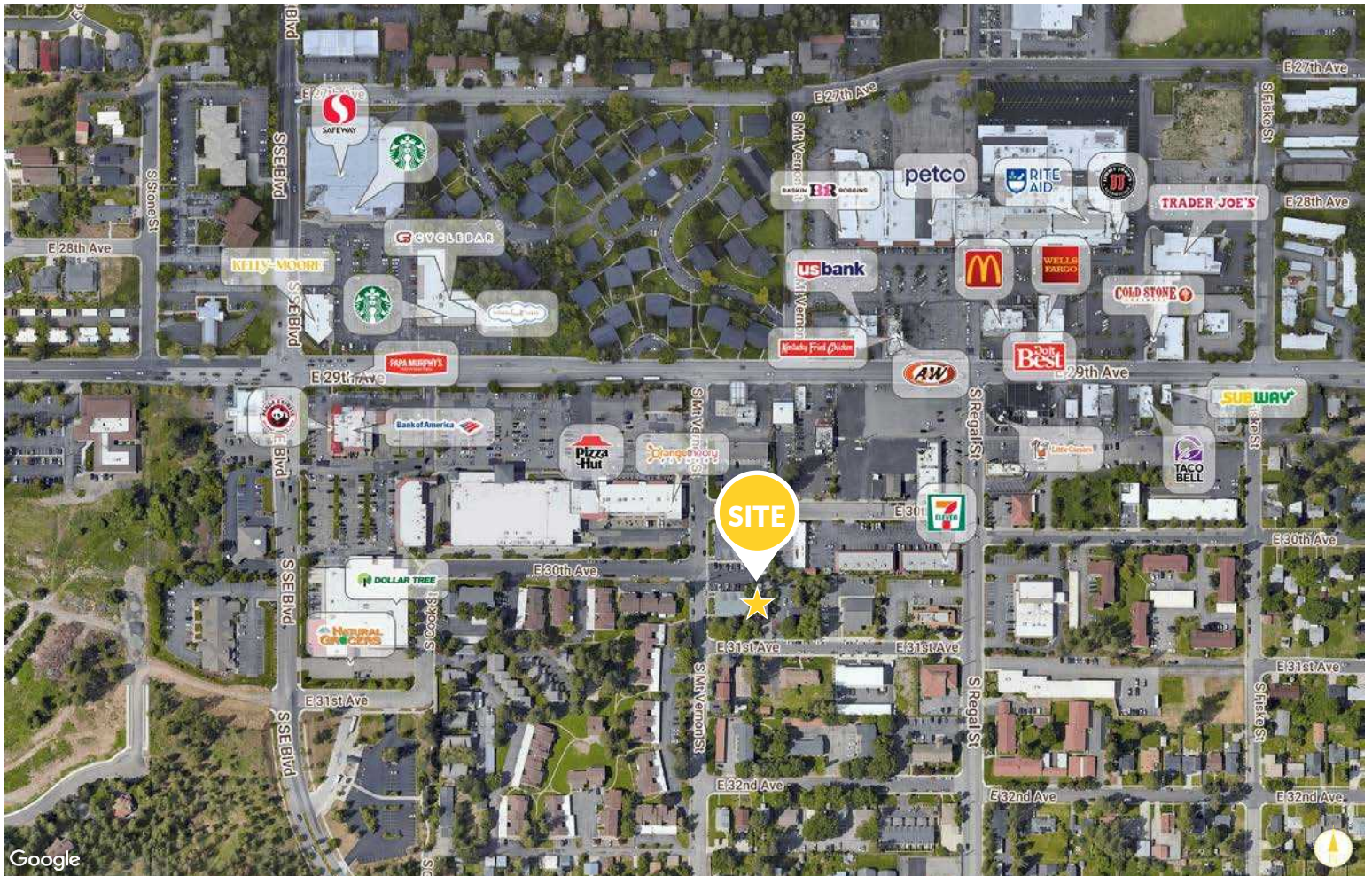
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### 2023 DEMOGRAPHICS

	1MI	3MI	5MI
Est Population 2023	14,838	82,448	172,421
Proj Population 2028	15,641	85,050	178,421
Proj Annual Growth	1.1 %	0.6 %	0.7 %
Average HHI	\$105,322	\$120,465	\$101,147
Median HHI	\$80,375	\$88,105	\$74,608
Daytime Demos	8,747	67,246	141,435







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SPOKANE, WA 99201

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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