

For Sale & Lease  
Free Standing Commercial Bldg.

**NAI**Black



## 3106 E. Mission Ave.

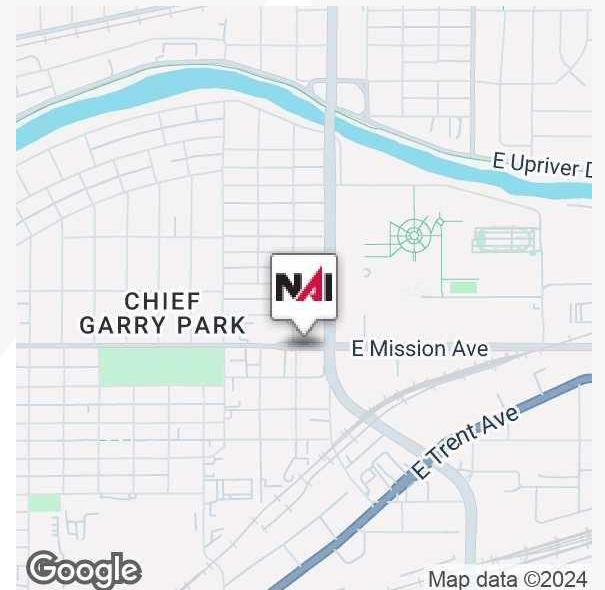
Spokane, Washington 99201

### Property Highlights

- Building Size: 1,200 SF +/- (40'x30')
- Lot Size: 6,970 SF +/-
- Zoning: LI
- Great Exposure
- Massive Pylon Sign
- New Rooftop Unit
- Recent Extensive Remodel/Update
- 12' Ceiling
- Just West of Spokane Community College
- Located Just West of Mission Ave and Greene St Intersection
- Owner is a Licensed Real Estate Broker in Washington State

**Sale Price: \$325,000**

**Lease Rate: \$16.00 SF/yr (NNN)**



For more information

**Jim Orcutt**

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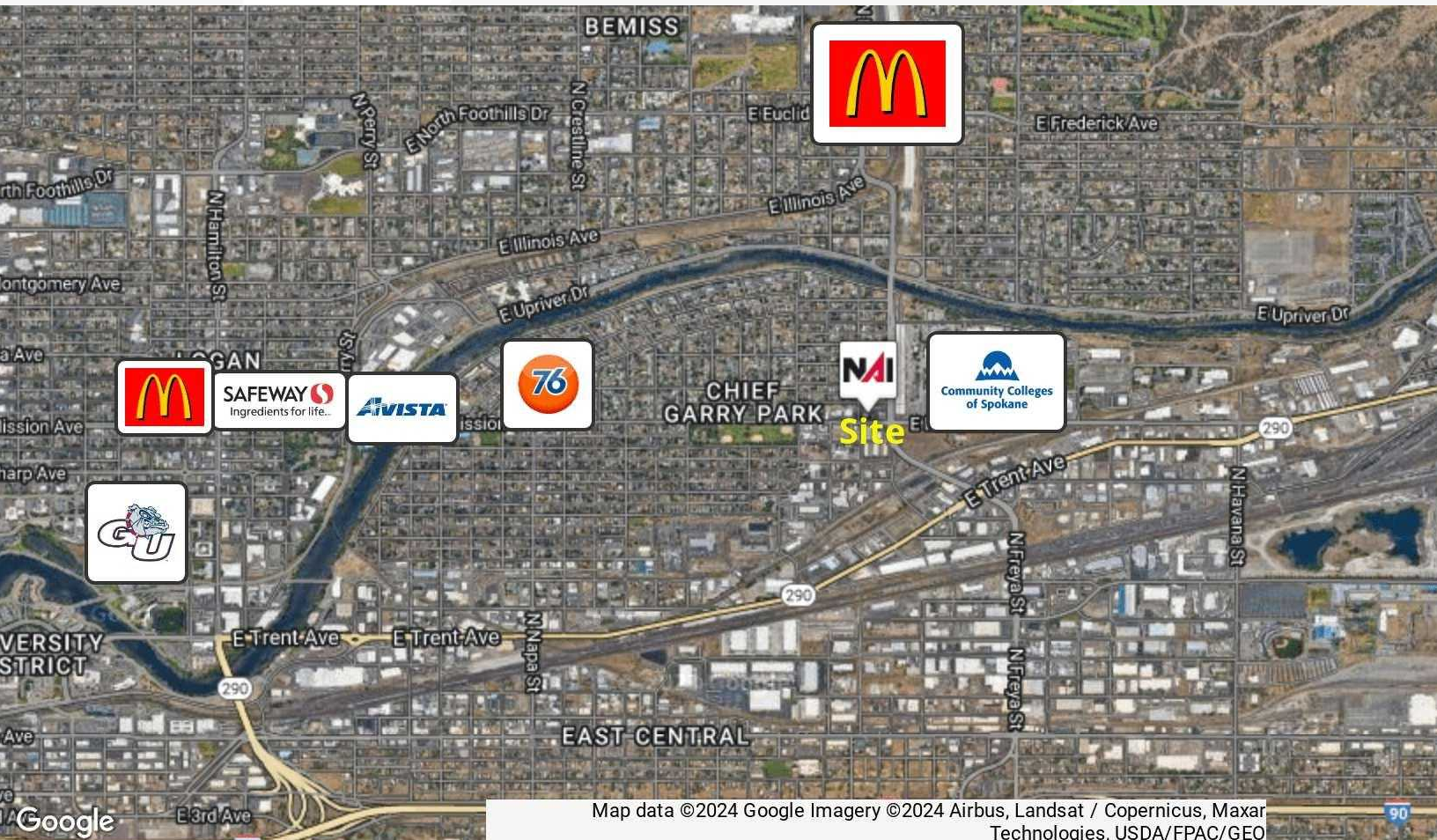
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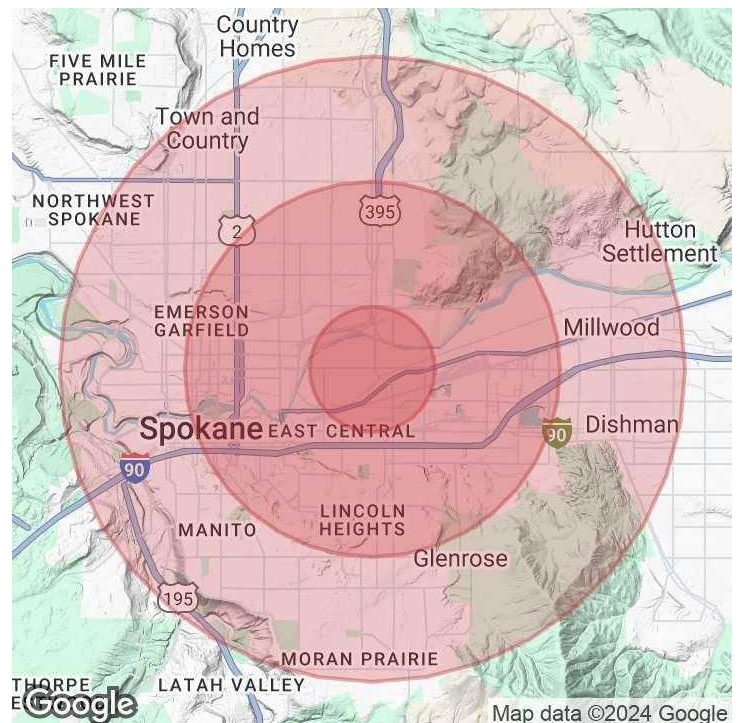
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,119	101,388	251,124
Average Age	34.7	35.5	38
Average Age (Male)	33.7	35.5	36.8
Average Age (Female)	40.2	36.5	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,010	40,108	104,872
# of Persons per HH	2.45	2.37	2.31
Average HH Income	\$70,530	\$76,772	\$89,439
Average House Value	\$152,582	\$167,764	\$198,456

Esri forecast for 2024



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