

FOR SALE OR LEASE

172 S DIVISION ST
SPOKANE, WA 99202

CONTACT LISTING BROKER
FOR MORE INFORMATION



SALE PRICE: \$1,500,000.00
LEASE RATE: \$25 a/SF NNN

NAI Black

JESSE CLARK

Telephone (509) 808-6244
jesse.clark@naiblack.com

NAIBLACK.COM

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

O: (509) 623-1000

FOR SALE OR LEASE

172 S DIVISION ST,
SPOKANE, WA 99202

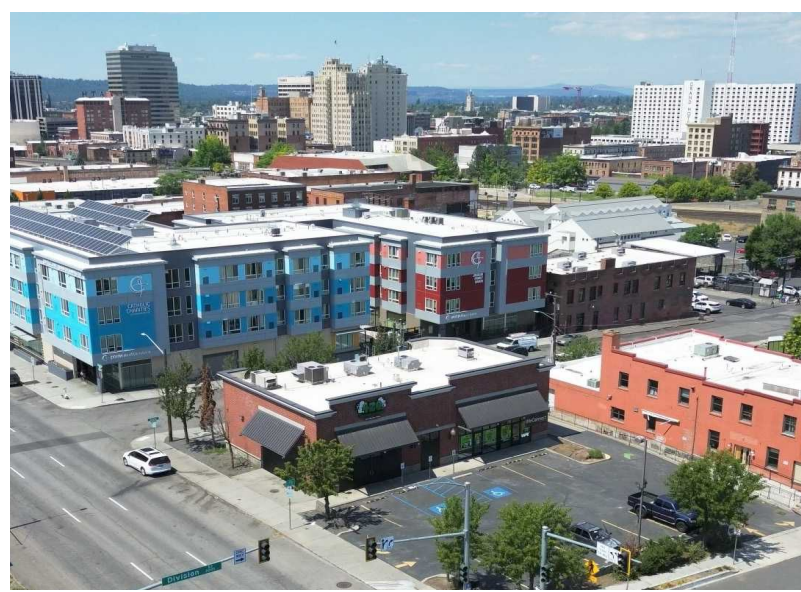
PROPERTY DESCRIPTION

- For Sale or Lease
- Total Building SF: 3,369
- Lot: .29 Acres
- Sale Price: \$1,500,00.00
- Lease Rate: \$25 a/SF NNN
- Suite A: 1,907 SF
 - Drive Thru
- Suite B: 707 SF
 - Former Salon Space

PROPERTY OVERVIEW

- 172 S. Division Street offers a prime opportunity for both investors and business owners with options to purchase or lease. This 3,369 SF building is situated on a .29 acre lot in a highly visible, high-traffic location. The property is configured into two suites, Suite A (1,907 SF) features a convenient drive thru, ideal for quick-service food, beverage, or retail operations. Suite B (707 SF) was previously built as a salon, making it perfect for personal care, beauty, or boutique uses.

With a sale price of \$1,500,00.00 and a competitive lease rate of \$25/SF NNN, this property offers versatility and strong potential for a variety of businesses seeking an accessible and established location in Spokane's commercial core.



NAI Black



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201



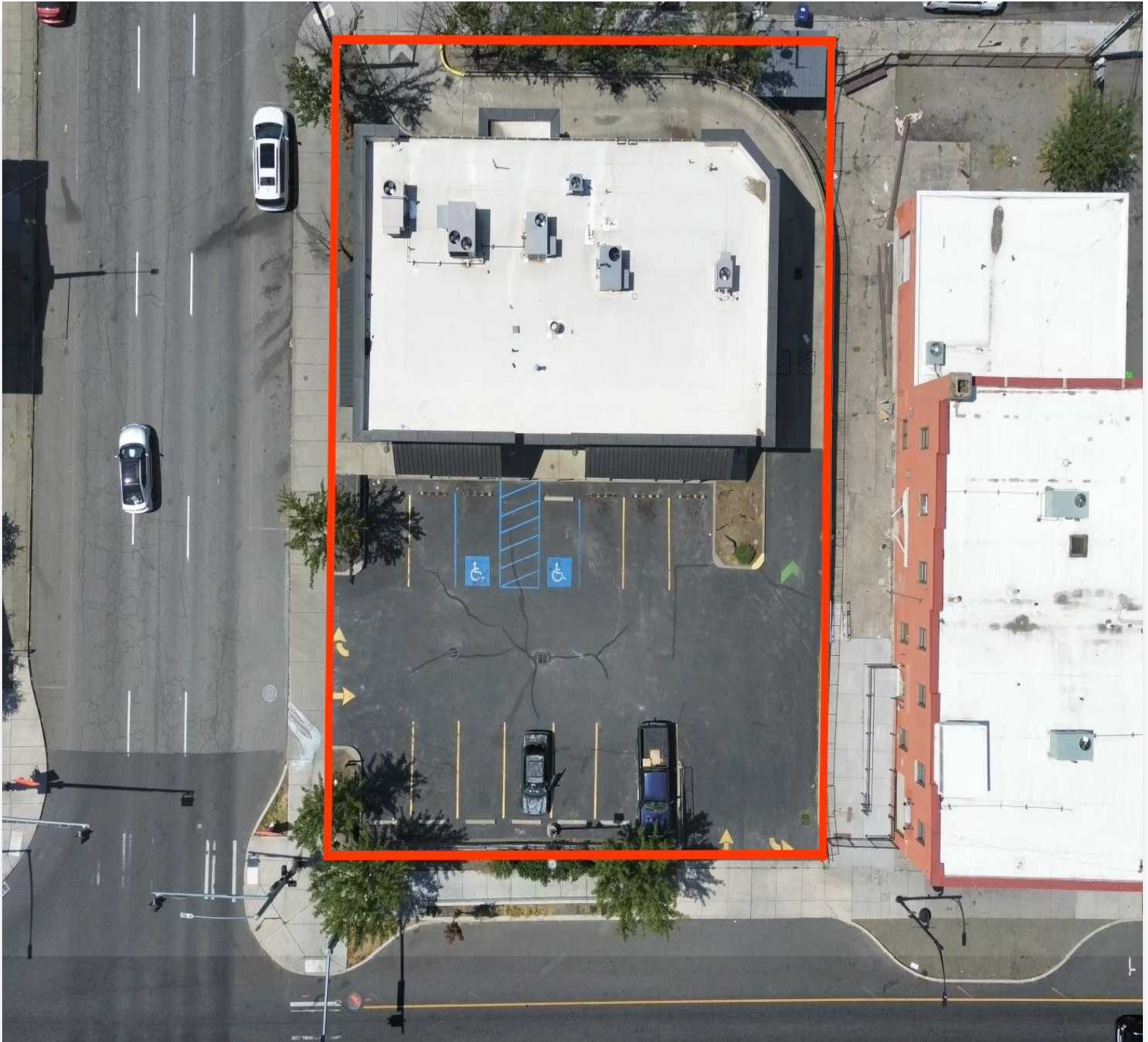
naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows: By e-mail: mary@commercialnls.com | Subject Line: Copyright Concern By mail: Commercial Brokers Association | Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR SALE OR LEASE

SALE PRICE: \$1,500,000.00
LEASE RATE: \$25 a/SF NNN



JESSE CLARK

Telephone (509) 808-6244
jesse.clark@naiblack.com



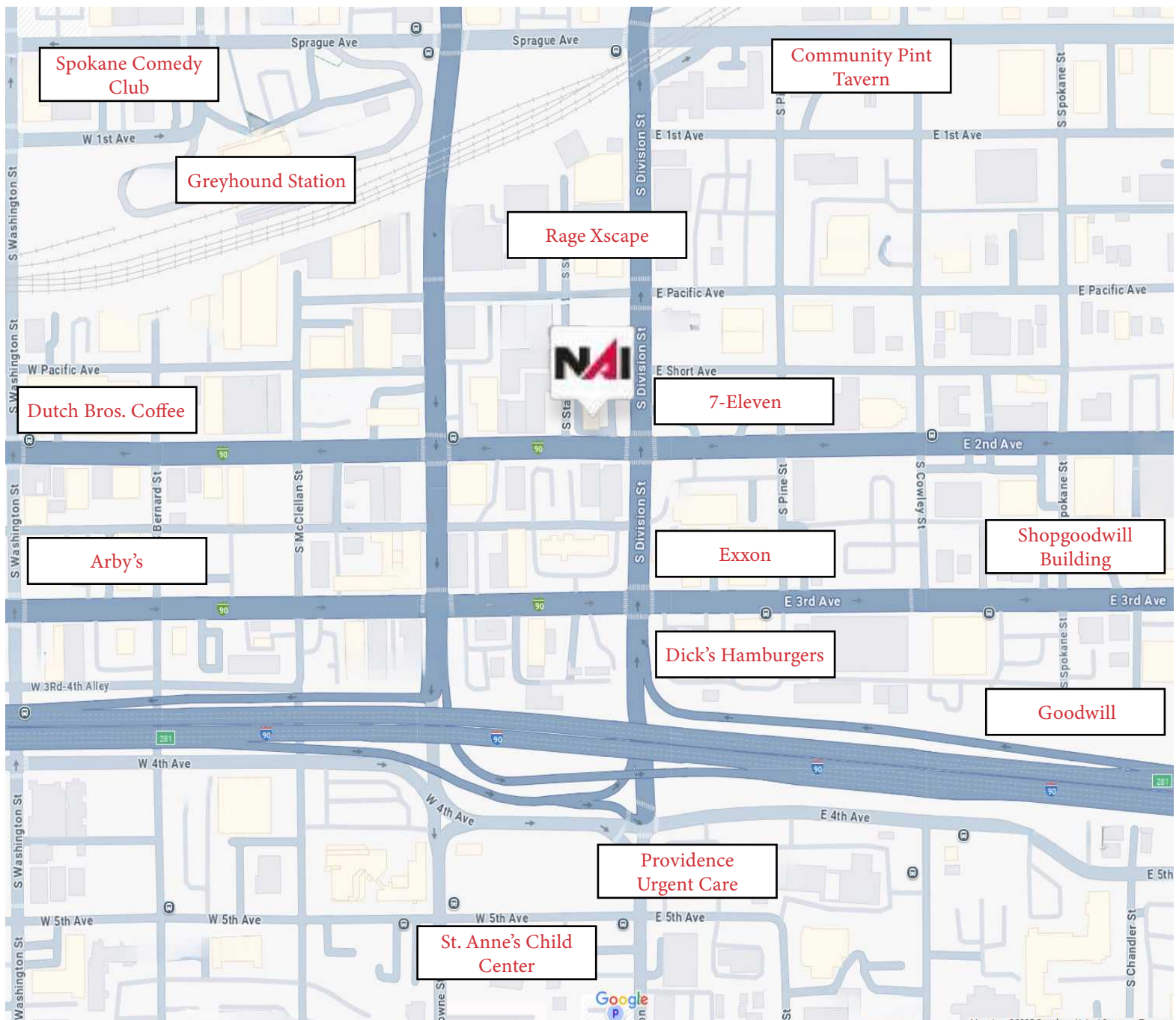
naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300 Spokane, WA 99201
509 623 1000 tel naiblack.com

FOR SALE OR LEASE

SALE PRICE: \$1,500,000.00
LEASE RATE: \$25 a/SF NNN



JESSE CLARK

Telephone (509) 808-6244
jesse.clark@naiblack.com



naiblack.com

No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300 Spokane, WA 99201
509 623 1000 tel naiblack.com