

# 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**

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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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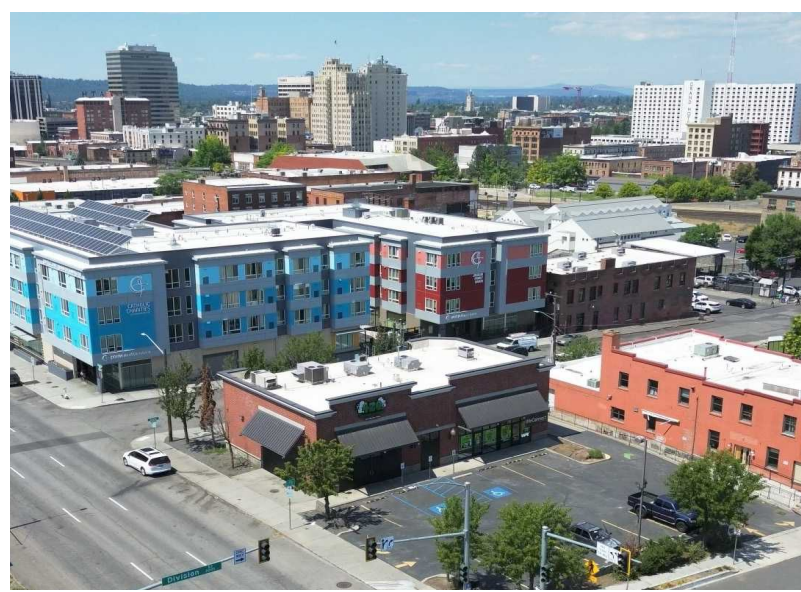
## PROPERTY DESCRIPTION

- 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.



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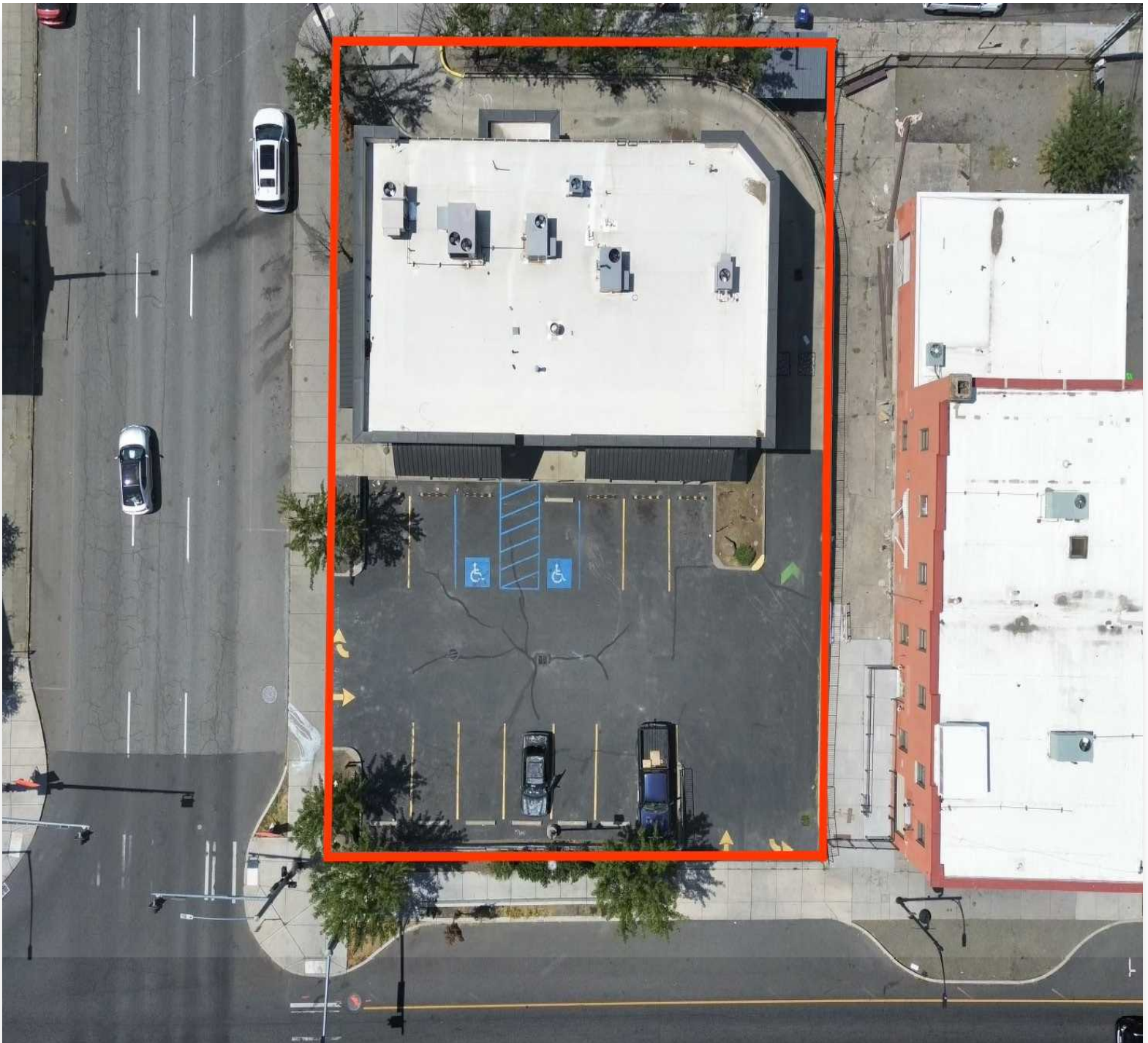
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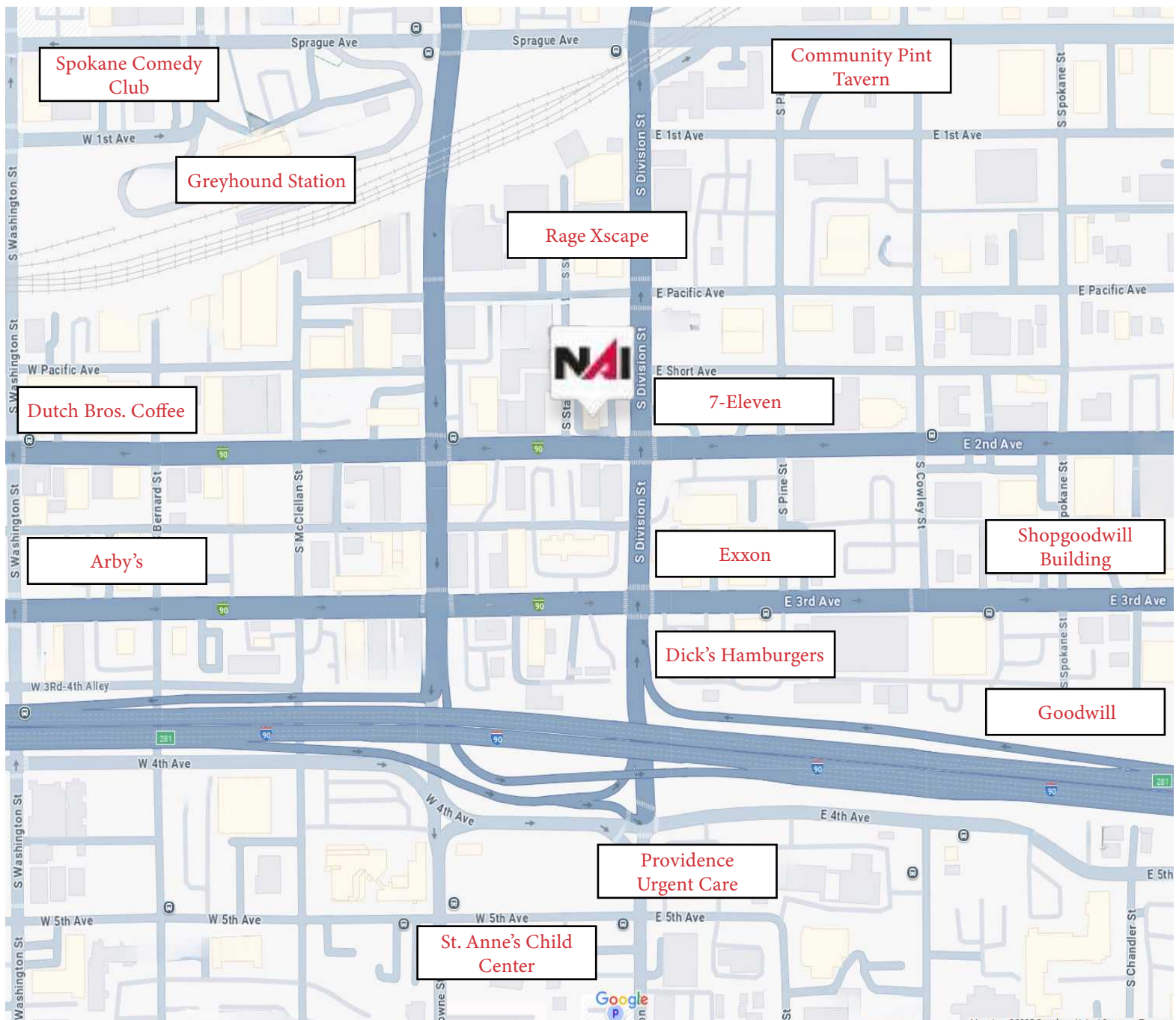
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