

FOR SALE



DOWNTOWN STOREFRONT

OFFERING PRICE	\$900,000
LEASE RATE	\$13.00 PSF /YR, NNN
EST. NNN	±\$3.00 PSF
BUILDING SIZE	±10,450 SF (includes Mezzanine)
WAREHOUSE AREA	±4,900 SF w/ up to ±15' Clearance w/ full HVAC
LOT SIZE	±14,200 SF (±0.33 AC)
ZONING	Downtown General (DTG)
PARCEL NO.	35192.1711
PARKING	10 Spaces

KIEMLE
HAGOOD

OFFICE/RETAIL & WAREHOUSE BUILDING

1108-1110 2nd Avenue
Spokane, WA 99201

TIM KESTELL

208.755.7542

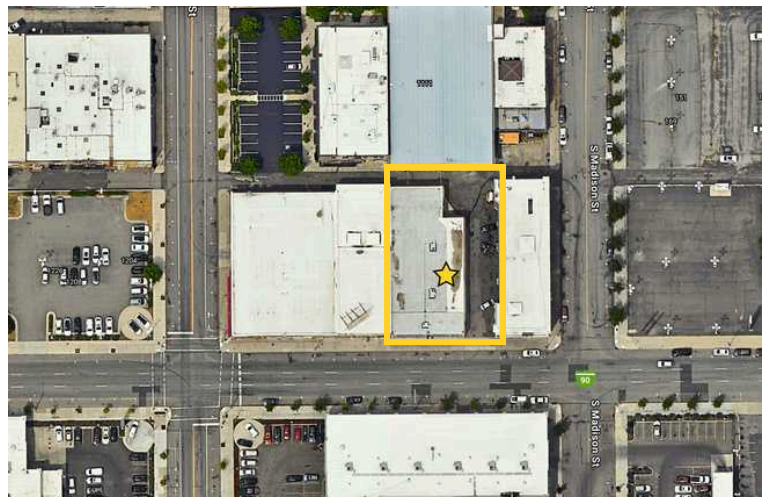
tim.kestell@kiemlehagood.com

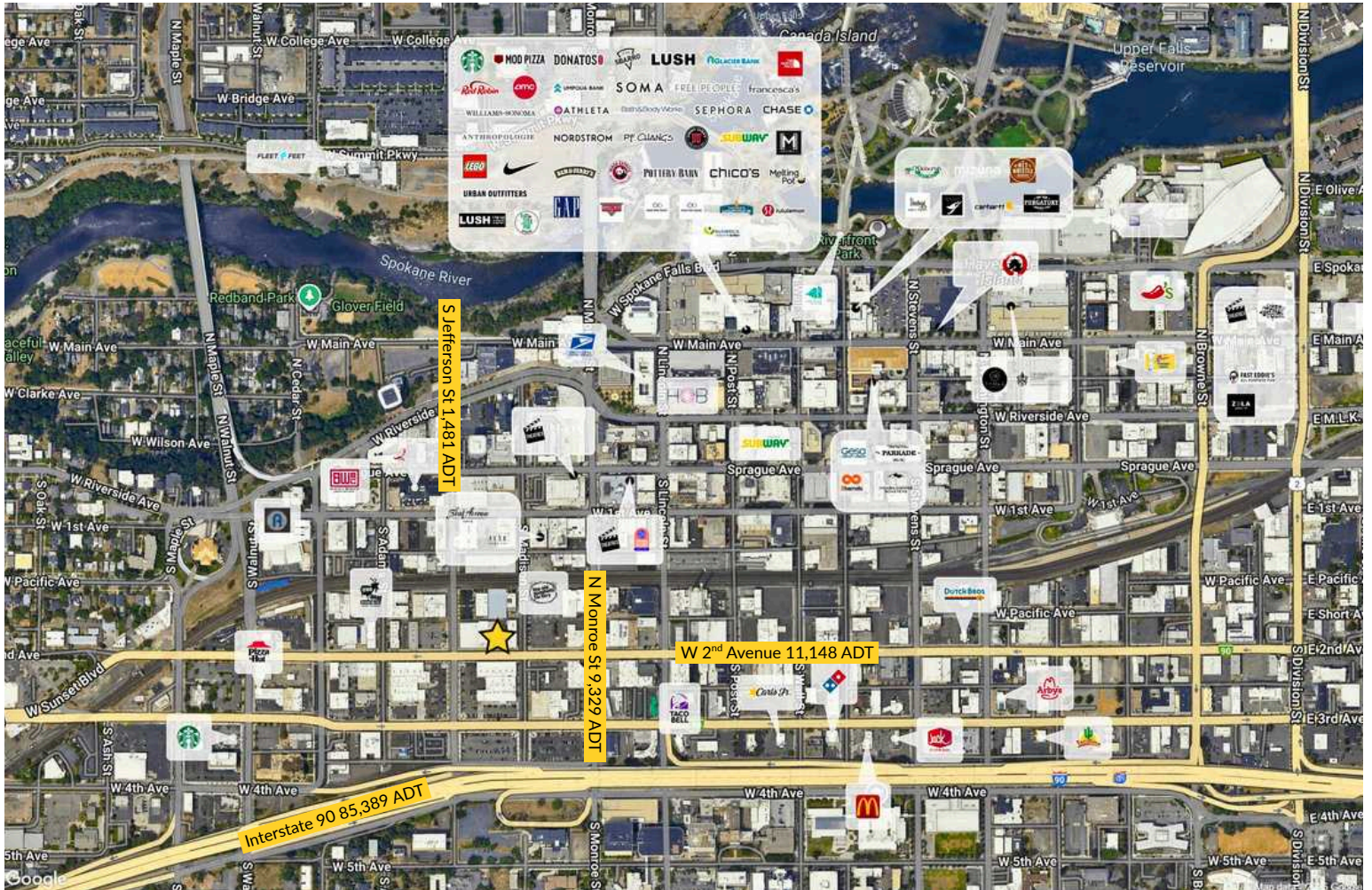
PARCEL HIGHLIGHTS

Discover a versatile office, retail, and warehouse opportunity located on the periphery of downtown Spokane. This $\pm 10,450$ SF building (including mezzanine) offers a flexible layout suited for a wide range of uses under its Downtown General zoning. The property features approximately $\pm 4,900$ SF of warehouse space with up to 15' clearance, equipped with full HVAC. Situated on a $\pm 14,200$ SF (0.33 acre) lot, the site provides 10 on-site parking spaces and convenient access from both the street and alley. Its prominent 2nd Avenue frontage offers excellent visibility and accessibility in a highly central location.

Property Highlights:

- Loading dock with two overhead doors (1 – 10'H x 8'W and 1 – 10'H x 8'W)
- Partially sprinklered warehouse
- 3-phase power
- Multiple entrance points
- Street and alley access
- Excellent storefront visibility along 2nd Avenue
- Solid concrete block construction





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VIEW LOCATION



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W Main Ave, Suite 400
Spokane WA 99201