

# FOR SALE OR LEASE ADAPTABLE COMMERCIAL USE

10220 E SPRAGUE AVE  
SPOKANE VALLEY, WA 99206

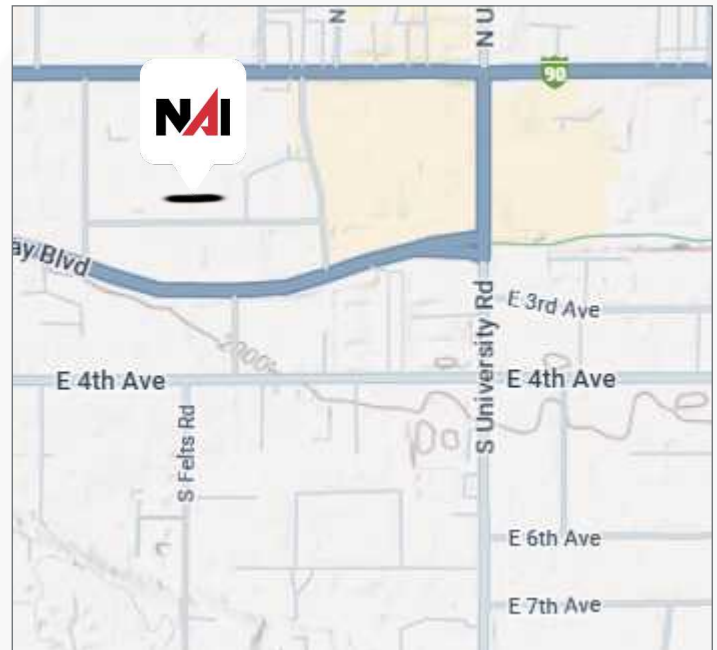


## PROPERTY HIGHLIGHTS

- Lot Size: +/- 4.6 Acres
- Building Size: +/- 96,940 SF
- The Property is unpriced
- Large two-level commercial building with expansive interior footprint
- Former department store offering an adaptable layout
- Suitable for retail, redevelopment, mixed-use, or institutional uses
- Large Parking Field
- 1+ Acre of land on east side of building
- Zoning Corridor Mixed Use (CMU)

## PROPERTY OVERVIEW

This property presents a rare chance to secure a substantial commercial building on a large site within a high-traffic retail corridor. Its flexible layout, strong visibility, and significant land area create a versatile platform for redevelopment or a variety of user types.



**Contact Listing Brokers for Price Information**

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This expansive two-level commercial building offers a unique opportunity within a large, established retail corridor. Originally constructed as a department store, the property features a substantial footprint and a layout designed to support a wide range of commercial, showroom, or adaptive reuse concepts. Its structure and size provide an excellent foundation for both redevelopment and large-scale operational uses.

The building spans two floors with an open, flexible configuration suited for users needing extensive floor area, display space, or multi-department functionality. Its former retail format allows for efficient circulation, strong interior visibility, and the ability to tailor the space for modern needs, whether for retail, mixed-use, storage, or institutional applications. Exterior access points and the property's scale support both customer-facing operations and back-of-house requirements.

Positioned on a sizable land area, the site offers substantial parking, circulation capacity, and potential for exterior upgrades or site reconfiguration. Its generous acreage provides flexibility for future planning initiatives, expansion concepts, or enhanced site amenities. With strong visibility and a large regional draw, the property is contiguous to City of Spokane Valley City Hall. Located in core of Spokane Valley.



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