



**FOR SALE**

**11402 N NEWPORT HWY**

Spokane, WA 99218

[View Location](#)

### Property Key Facts

**Sale Price:** Accepting Offers

**Parcel Number:** 36084.9204

**Total Lot Size:** ± 1.19 AC/51,999 SF

**Total Building Size:** ± 14,096 SF

**Year Built:** 2013

**Zoning:** Light Industrial

**Exclusively listed by:**

Ryan Oberg

Commercial Broker

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## Property Description

Located just south of the Costco in North Spokane, 11402 N Newport Hwy is a modern, two-story commercial building designed for high-visibility retail and professional office use. Positioned along Highway 2 with a high traffic count of approximately 26,000 vehicles per day, it offers convenient access to the North Spokane Corridor and is near major landmarks like Whitworth University and the YMCA. The property includes a large pylon sign with digital display for tenant advertising, dedicated parking, and an upstairs residential suite. In addition to the 5 lower level business suites, there are also 4 office spaces with a shared bathroom and kitchen area on the upper level.



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## Features



Various Property Use Options



43 Parking Stalls



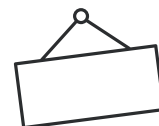
Close Proximity to Major Retailers



Excellent Visibility



Zoning: LI



Building Signage

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# AERIAL MAP

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