



FOR SALE OR LEASE

COMMERCIAL PROPERTY OPPORTUNITY

223 W 2nd Avenue | Spokane, WA 99201

KIEMLEHAGOOD

BRANDON PETERSON

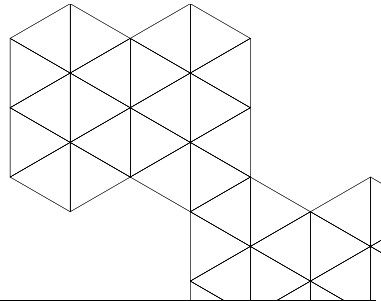
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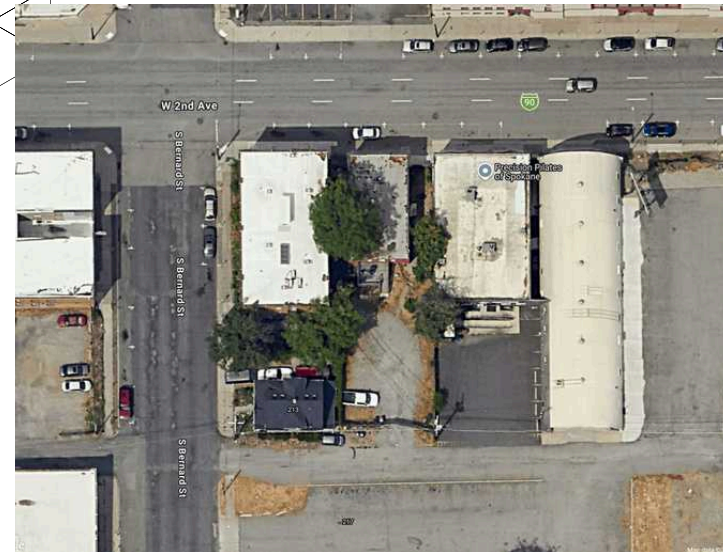
OFFERING PRICE		\$525,000
OFFERING PRICE		\$475,000
LEASE RATE		\$16.00 PSF/YR (\$4,133/Month)
LEASE RATE		\$12.39 PSF/YR (\$3,200/Month)
EST. NNN RATE		\$3.00 PSF
TOTAL BUILDING SF		±3,100 SF
PARCEL NO.		35191.1103
TOTAL LOT SIZE		±7,000 SF
YEAR BUILT		1903
PARKING		10 Stalls



223 W 2nd Avenue presents a rare Live/Work opportunity in the heart of downtown Spokane. Originally built in 1903 and remodeled in 1999, the property blends historic character with modern functionality. The two-story building totals approximately ±3,100 square feet on a ±7,000 square foot lot with excellent on-site and street parking.

The ±1,550 SF main floor is professionally built out for office or retail use, featuring five private offices, a large conference room, reception area, kitchenette, and an impressive ±800 SF outdoor patio, an uncommon downtown amenity. The ±1,550 SF second floor is configured as a 2.5-bedroom, 2-bath apartment with a private deck, ideal for owner occupancy or rental income.

Within walking distance of downtown businesses and attractions, this flexible property offers a unique blend of parking, outdoor space, and dual-use potential, well suited for owner-users, entrepreneurs, or investors seeking long-term value in a central Spokane location.

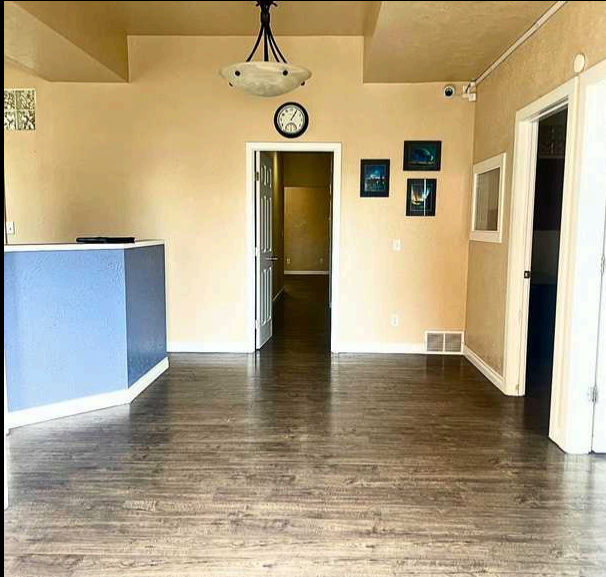


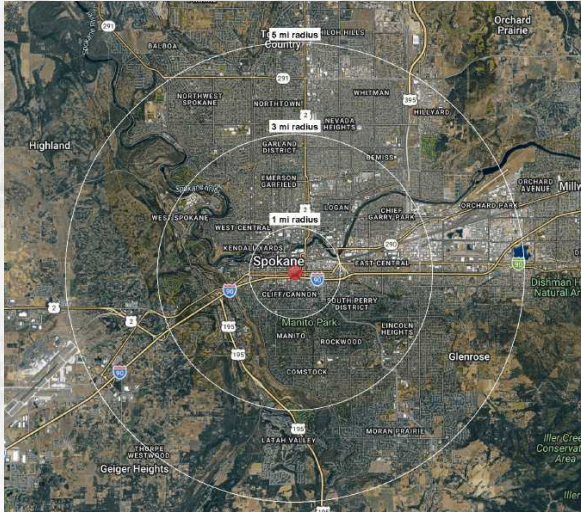
BUILDING OVERVIEW

- Address: 223 W 2nd Ave, Spokane, WA
- Year Built: 1903
- Total Building Size: ±3,100 SF (two floors)
- Lot Size: ±7,000 SF
- Remodel: 1999 (both floors)
- Parking: Excellent on-site parking plus ample street parking
- Use: Live / Work Commercial Property Main Floor, Office / Retail (±1,550 SF + Patio)
- Professionally built-out office space
- Five (5) private offices
- Oversized conference room suitable for client meetings or team use
- Reception / waiting area
- Kitchenette / break area
- ±800 SF outdoor patio, a rare and valuable downtown feature
- Ideal for professional office, creative services, wellness, or boutique retail
- Second Floor – Residential Apartment (±1,550 SF)
- Fully built-out apartment
- 2.5 bedrooms
- 2 full bathrooms
- Well-suited for owner occupancy or rental income
- Functional layout with strong potential for creative upgrades to elevate appeal









DEMOGRAPHICS



	1 MI	3 MI	5MI
EST POPULATION 2025	15,805	114,000	224,906
PROJ. POPULATION 2030	16,250	113,504	222,659
MEDIAN AGE	38.0	36.8	37.1
ADJ. DAYTIME DEMO	46,873	116,158	189,898
2025 AVERAGE HHI	\$71,406	\$92,008	\$99,177
2025 MEDIAN HHI	\$49,489	\$66,381	\$73,619

DISTANCE & DRIVE TIMES

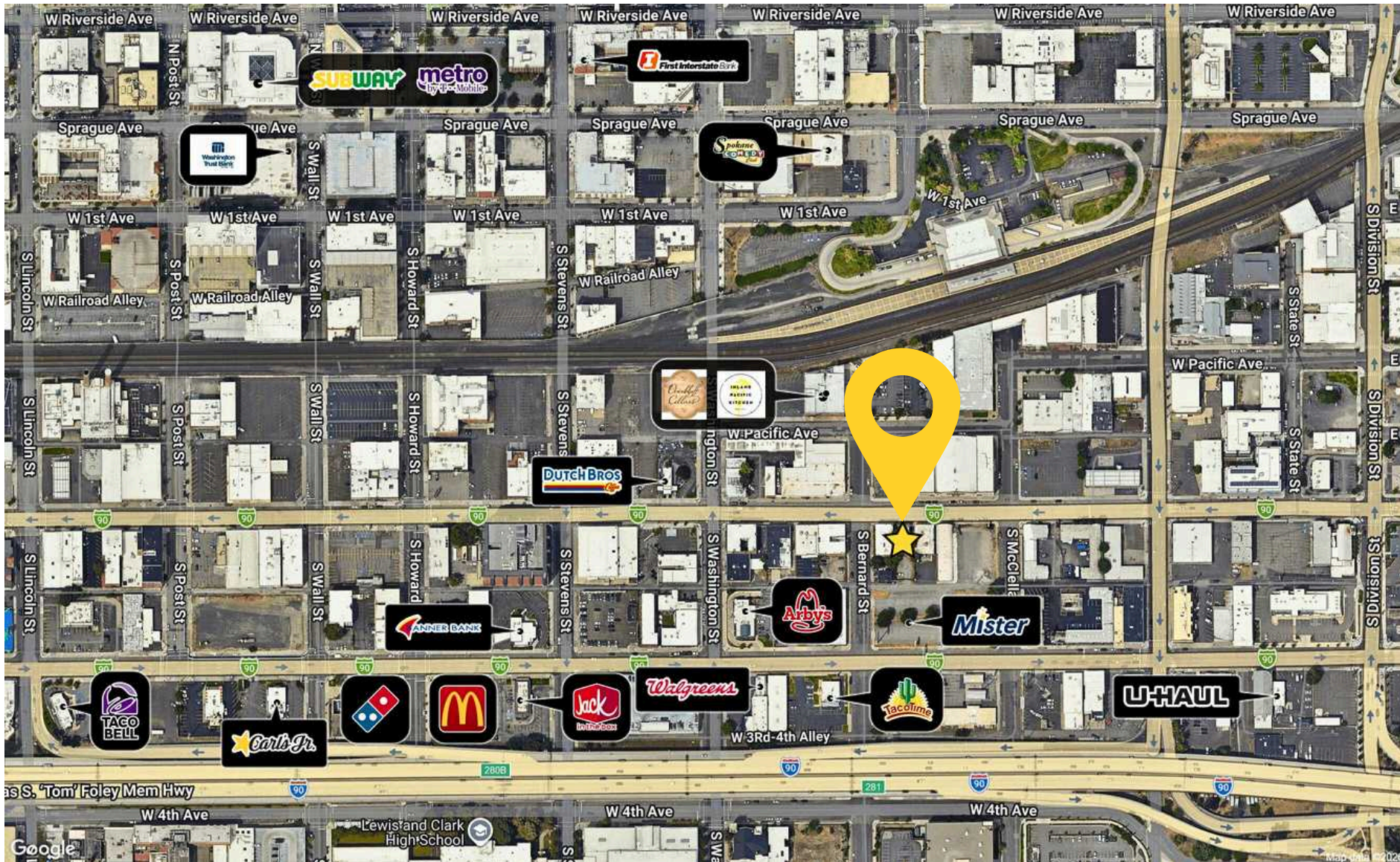
- Spokane International Airport** | ±10 Minutes | ±6.4 Miles
- Newport, WA** | ±1 Hour, 2 Minutes | ±49 Miles
- Pullman, WA** | ±1 Hour, 21 Minutes | ±74 Miles
- Spokane Valley, WA** | ±11 Minutes | ±9 Miles
- Coeur d'Alene, ID** | ±36 Minutes | ±32 Miles

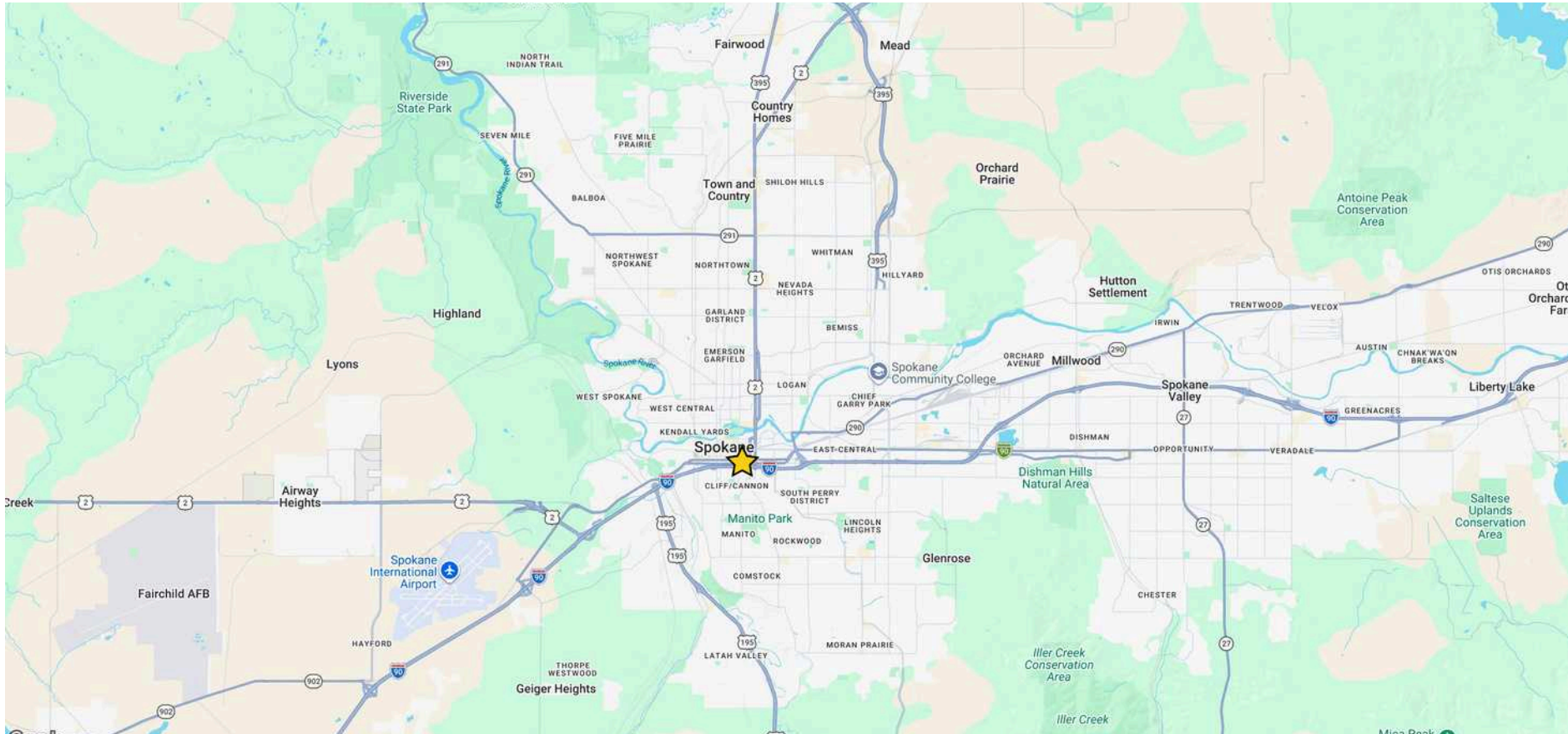
TRAFFIC COUNTS

*Average Daily Traffic



- W 2nd Avenue** | ±9,524 ADT
- S Washington Street** | ±8,434 ADT
- S Stevens Street** | ±6,006 ADT
- Interstate 90** | ±103,656 ADT





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