

FOR SALE OR LEASE



DOWNTOWN STOREFRONT

SALE PRICE:	\$1,450,000
LEASE RATE:	\$13.00 PSF / YEAR, NNN
EST. NNN EXP.:	± \$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 Number:	35192.1711
Parking:	10 Spaces

OFFICE/RETAIL & WAREHOUSE BUILDING

1108 - 1110 W 2nd Avenue
Spokane, WA 99201



[View
Location](#)



**TIM KESTELL
BROKER**

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**KIEMLE
HAGOOD**



This Property is Incredibly Versatile for Many Uses!

Office/Retail & Warehouse Building Located on the Periphery of Downtown Spokane.



PROPERTY HIGHLIGHTS

- Loading Dock With 2 Overhead Doors
 - (1 - 10'H x 8'W & 1 - 10'H x 8'W)
- Partially Sprinklered Warehouse
- 3 - Phase Power
- Multiple Entrance Points
- Street & Alley Access
- Excellent Store Front on 2nd Avenue
- Solid Concrete Block Construction

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DETAILS

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601 WEST MAIN AVENUE | SUITE 400
SPOKANE, WA 99201

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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