

### **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:  $\pm 4,900 \text{ SF w/ up to } \pm 15' \text{ Clearance w/ full HVAC}$ 

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

509.755.7542 tim.kestell@kiemlehagood.com

KIEMLE



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**

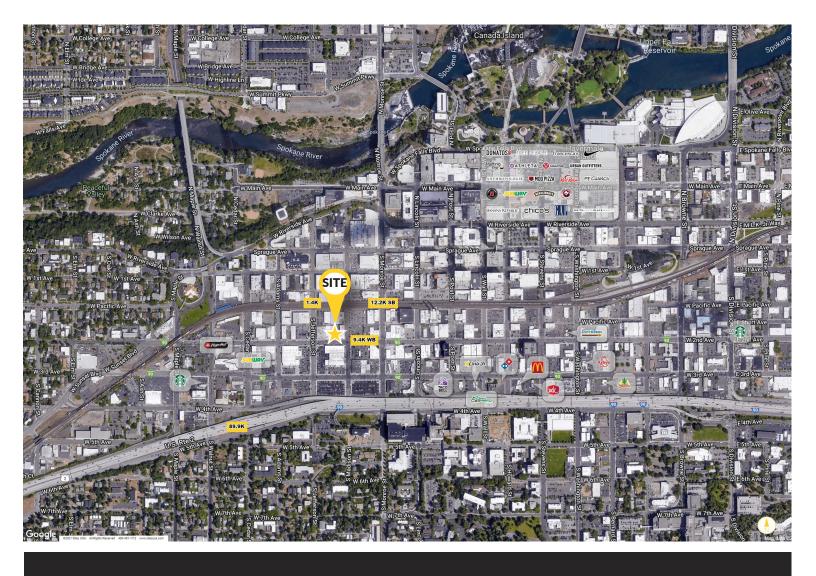
Sale Price: \$1,450,000.00

Lease Rate: \$13.00 PSF / Year, NNN

> Est. NNN Exp.: ± \$3.00 PSF

Building Size: ± 10,450 SF (includes Mezzanine)

KIEMLEHAGOOD





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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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