

FOR SALE OR LEASE | ±7,100 SF | SPOKANE, WA

# 319W

THIRD AVENUE



**PRICE ADJUSTMENT**  
**ASKING PRICE: \$625,000.00**  
**ASSUMABLE LOAN <4%**  
**LEASE RATE: \$0.50 NNN**

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# PROPERTY HIGHLIGHTS

# PROPERTY PHOTOS



## RETAIL STOREFRONT

±7,100 SF large shop space and office with 14'x14' garage door



## PRIME LOCATION

Downtown Spokane



## OPPORTUNITY ZONE

Future renovations may qualify for tax deferral



## SEVERAL USES

Mixed use building with tall ceilings



## RENOVATED IN 2022

New roof, trusses retrofitted, new HVAC, updated electrical, and new skylights.



**\$625,000 (\$88.03/SF)**

Asking Price

**\$0.50 NNN**

Rental Rate



# AREA AMENITIES



96

WALK SCORE



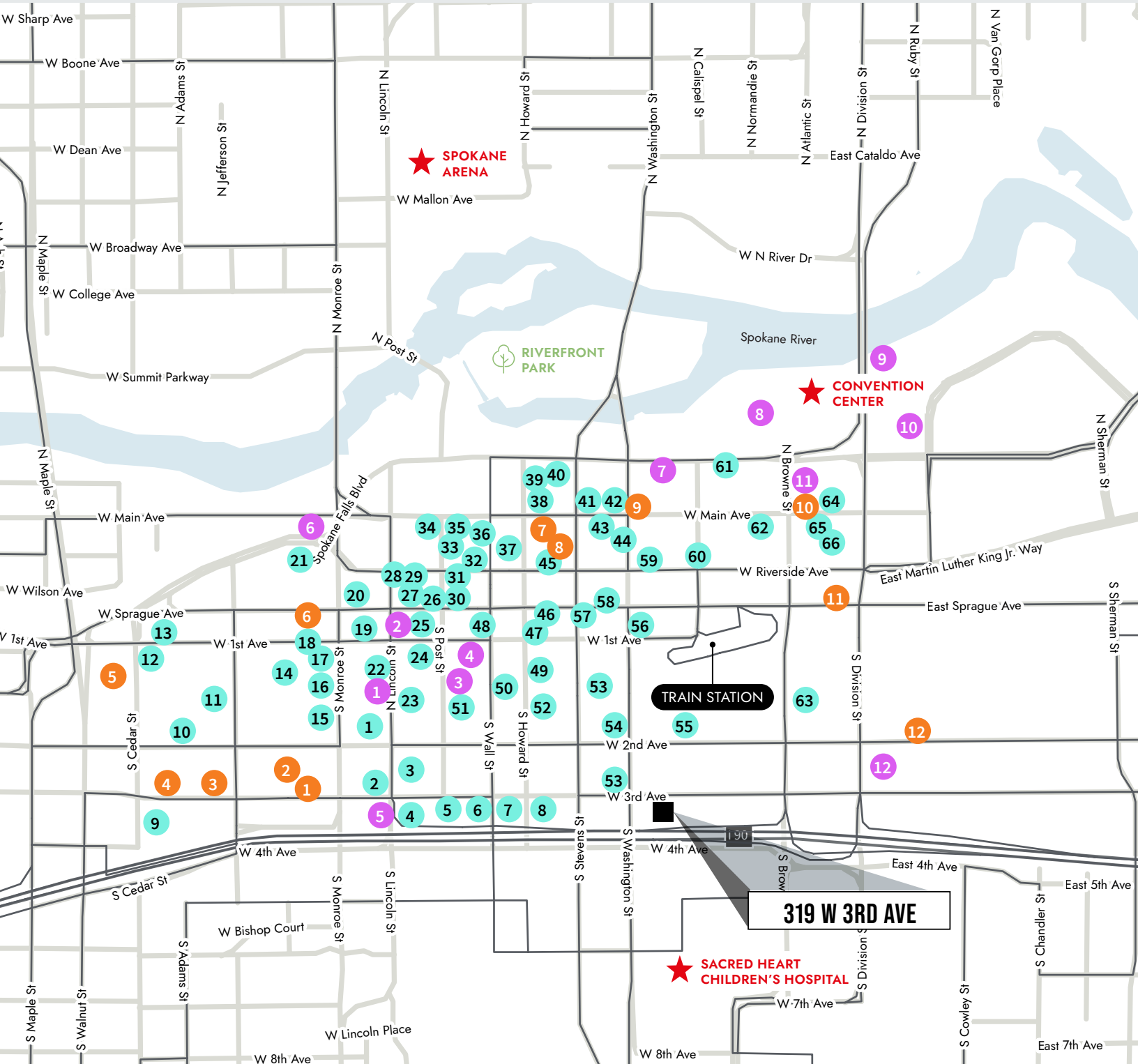
0.6 MILES

TRAIN STATION



11 MINUTES FROM

SPOKANE AIRPORT



## FOOD & DINING

1. Wild Sage Bistro
2. Molly's Family Restaurant
3. Zip's Drive In
4. Taco Bell
5. Atilano's Mexican Food
6. Carl's Jr.
7. Domino's Pizza
8. McDonald's
9. Feast World Kitchen
10. Iron Goat Brewing
11. Barrister Winery
12. Rocket Bakery
13. Brick West Brewing
14. One Tree Cider House
15. The Old Spaghetti Factory
16. Whistle Punk Brewing
17. The Gilded Unicorn
18. Scratch
19. The District Bar
20. Terra Blanca Spokane
21. Dry Fly Distilling Tasting Room
22. Incrediburger & Eggs
23. SteamPlant
24. Neato Burrito
25. Palm Court Grill Restaurant
26. Slightly Charred Wood Fired Pizza
27. Nudo Ramen House
28. 24 Taps Burgers & Brews
29. Wooden City Spokane
30. Brews Bros Coffee Bar
31. Cochinito
32. The Ridler Piano Bar
33. Bistango Martini Lounge
34. P.F. Chang's
35. Red Robin Gourmet Burgers and Brews
36. MOD Pizza
37. Soulful Soups & Spirits
38. Purgatory Craft Beer and Whiskey
39. Atticus Coffee & Gifts
40. O'Doherty's Irish Grille
41. Sushi.Com
42. Gander and Ryegrass
43. Madeleine's Cafe & Patisserie
44. The Mango Tree
45. Indaba Coffee
46. Jimmy'z Gastropub & Red Room Lounge
47. People's Waffle
48. Domini Sandwiches
49. Wave Island Sports Grill & Sushi Bar
50. Europa Restaurant & Bakery

51. Churchill's Steakhouse
52. Zona Blanca
53. Berserk Bar
54. Dutch Bros Coffee
55. Hogwash Whiskey Den
56. Sweet Frostings Blissful Bakeshop
57. Satellite Diner & Lounge
58. Lucky's Bar
59. Cease and Desist Book Club
60. The Onion Taphouse & Grill
61. Boiada Brazilian Grill
62. June and Co.
63. Bridge Press Cellars
64. Zola
65. Saranac Public House
66. Peace Pie Pizzeria

## HOTELS

1. Hotel Ruby
2. The Historic Davenport
3. Steam Plant Hotel
4. Davenport Hotel Tower
5. Baymont by Wyndham Spokane
6. Spokane Club
7. The Davenport Grand
8. DoubleTree by Hilton
9. Courtyard by Marriott
10. Fairfield Inn & Suites
11. Best Western Plus City Center
12. La Quinta Inn & Suites

## AUTO, MARKETS & MORE

1. Larry H. Miller Honda
2. Findlay Downtown Toyota
3. Larry H. Miller Downtown Honda
4. Land Rover
5. Pistole Boardshop
6. Martin Woldson Theater at The Fox
7. Rite Aid
8. Spokane Public Market
9. Auntie's Bookstore
10. Main Market Co-op
11. Antiquarian
12. 7-Eleven

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