

FOR SALE



FRONTAGE OPPORTUNITY ON SPRAGUE AVENUE

- ±1.06 acres on Sprague Avenue near Costco, Home Depot, Lowes, & WalMart. Combined, the properties offer ±385' of frontage along one of Spokane's busiest arterials.
- The Zoning is General Commercial with 70' height limit (GC-70) which allows for a multitude of future development options.
- Properties may be sold separately*
*Contact Broker for additional information

COMBINED BUILDING INFORMATION

SALE PRICE: \$1,500,000

Total Land Size: ± 46,195 SF / ± 1.06 AC

Total Building Size: ± 14,737 SF

Zoning: General Commercial - 70' Height Limit (GC-70')

Parcel Numbers: 35154.4803 & 35154.4905

DO NOT DISTURB TENANTS

RETAIL / LAND ON SPRAGUE AVENUE

4023 & 4107 E Sprague Avenue
Spokane, WA 99202

**View
Location**



TIM KESTELL, BROKER

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**KIEMLE
HAGOOD**

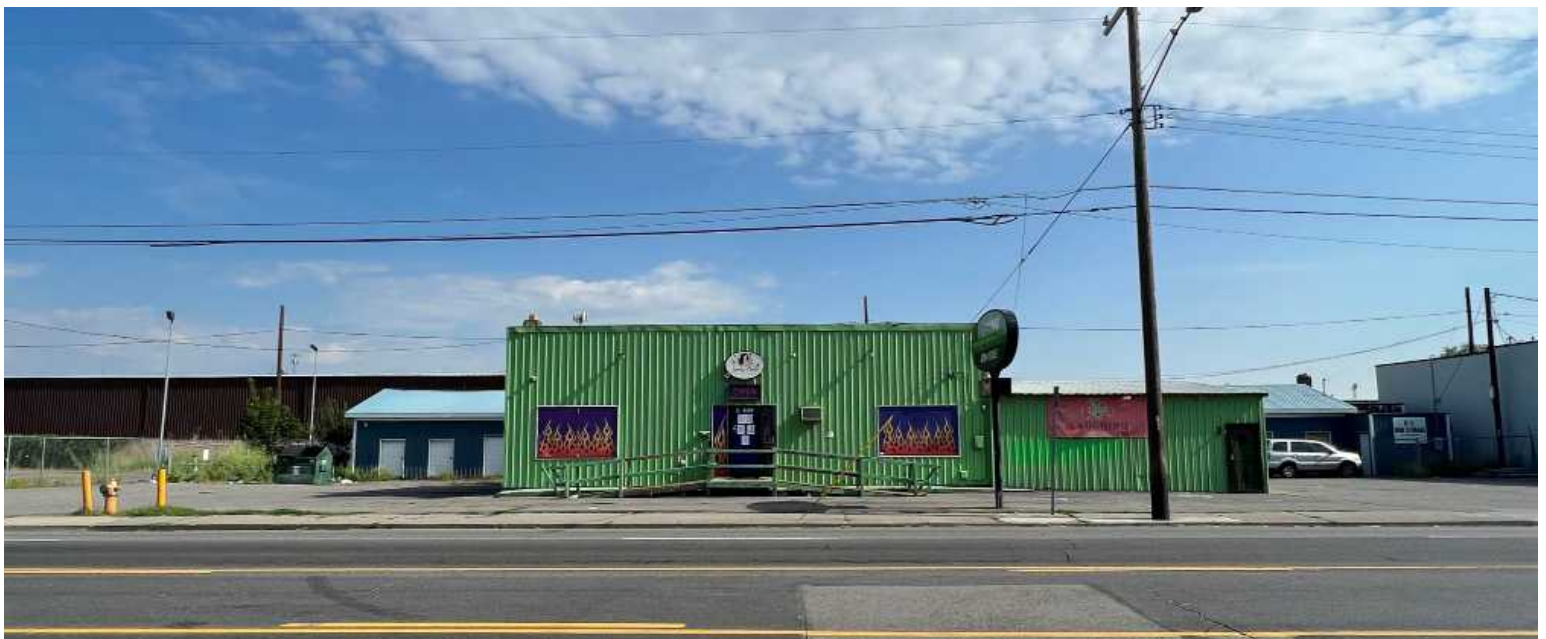
4023 E SPRAGUE AVENUE

Building Size	± 7,031 SF
Land Size	± 22,156 SF (0.51 AC)
Parcel Number	35154.4803
Zoning	General Commercial - 70' Height Limit (GC-70')
Year Built	1955



4107 E SPRAGUE AVENUE

Building Size	± 3,106 SF (Retail) & ±4,600 SF (18 unit mini-storage)
Land Size	± 24,039 SF (0.55 AC)
Parcel Number	35154.4905
Zoning	General Commercial - 70' Height Limit (GC-70')
Year Built	1929 (Retail) & 2001 (Mini Storage)





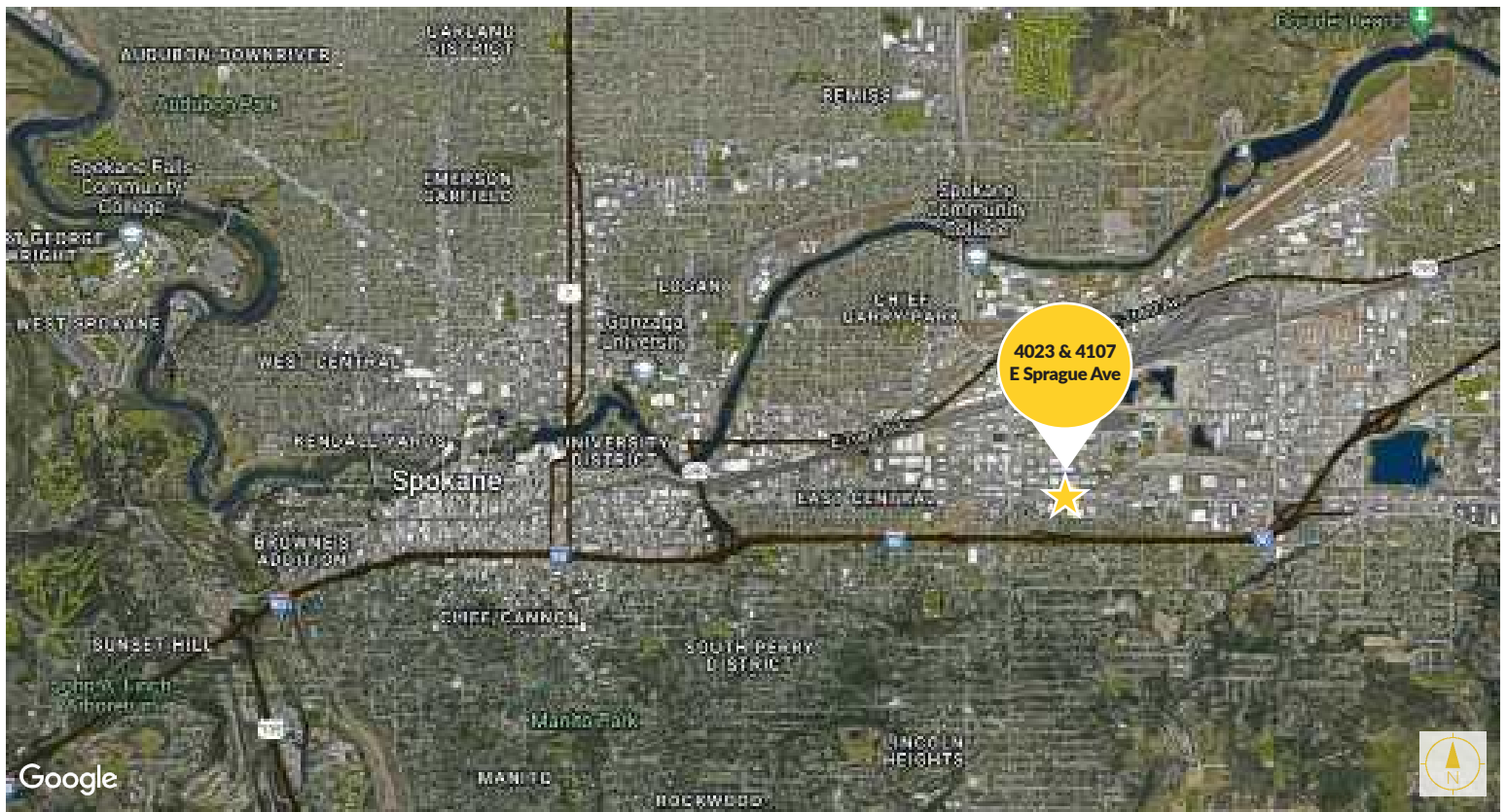
DEMOGRAPHICS	1MILE	3MILE	5MILE
Est. Population 2023	16,909	88,146	213,904
Proj Population 2028	17,589	91,278	219,263
Est. Houeholds	8,858	38,434	89,841
Average HHI	\$75,768	\$89,478	\$93,839
Median HHI	\$54,240	\$64,370	\$68,433
Median Age	36.0	35.7	36.5
Daytime Demos	26,040	97,599	172,461

TRAFFIC COUNTS

East Sprague Avenue: ± 17,800 ADT
 South Freya Street: ± 13,400 ADT
 South Freya Street: ± 119,600 ADT

TWO BUILDINGS AVAILABLE
 4023 & 4107 E Sprague Avenue
 Spokane, WA 99202

COMBINED BUILDING INFORMATION
SALE PRICE: \$1,500,000
 Total Land Size:
 ± 46,195 SF / ± 1.06 AC
 Total Building Size:
 ± 14,737 SF
 Zoning:
 GC-70'
 Parcel Numbers:
 35154.4803 & 35154.4905
** Properties May be sold separately*
 Contact Broker
 for additional information



TWO BUILDINGS AVAILABLE

4023 & 4107 E Sprague Avenue
Spokane, WA 99202

601 WEST MAIN AVENUE,
SUITE 400
SPOKANE, WA 99201

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509.755.7542

tim.kestell@kiemlehagood.com



OFFICE LOCATIONS

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

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REALTOR