

# 6506 E Main Ave

SPOKANE VALLEY, WA 99212

FOR SALE



**BORNHOFT**  
COMMERCIAL

**CHRIS BORNHOFT, CCIM**

509.599.6504  
chris@bornhoft.com

# Executive Summary

6506 E MAIN AVE. SPOKANE VALLEY, WA 99212

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## OFFERING SUMMARY

Sale Price: \$195,000

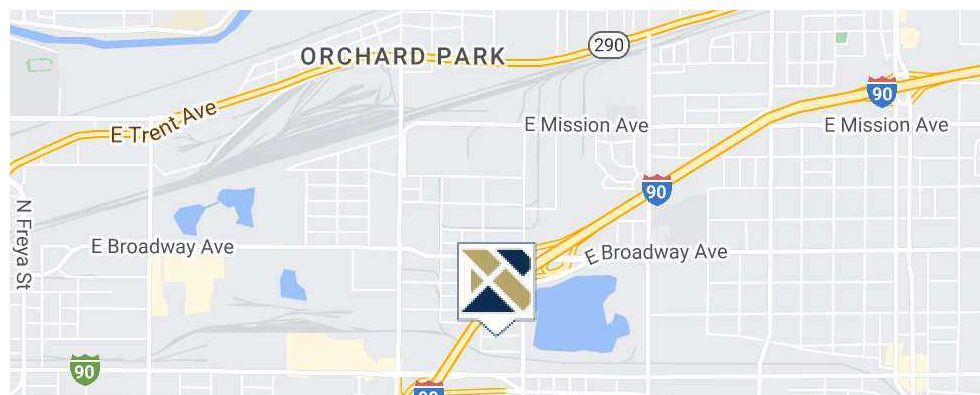
Building Size: 1,600 SF

Lot Size: 0.18 Acres

Zoning: Industrial

## PROPERTY OVERVIEW

Introducing a prime property that features a solid 1,600 SF building, perfect for a variety of warehouse or distribution purposes. Zoned for industrial use, this property offers a strategic location in a thriving area, providing excellent accessibility and exposure for any business venture or storage need!



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.



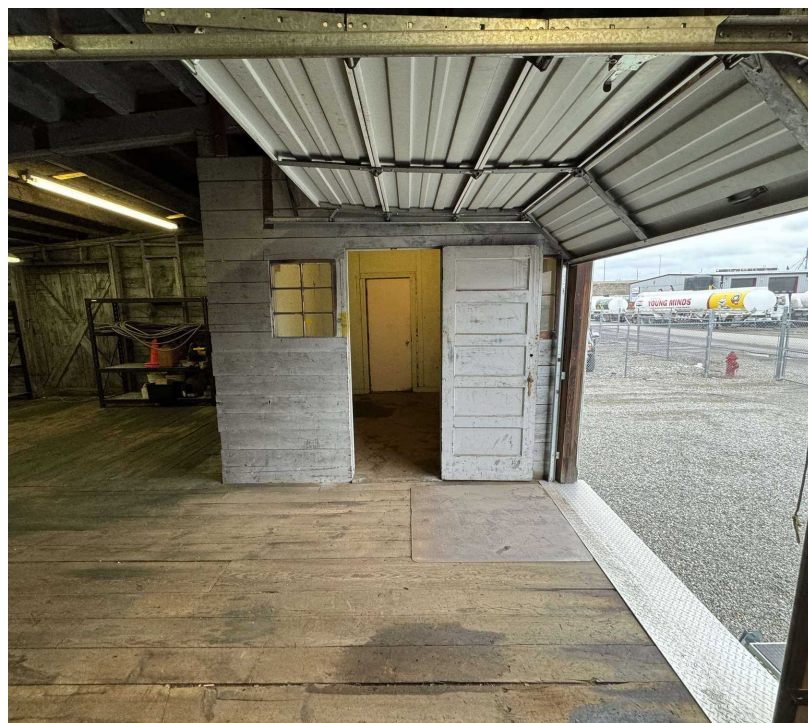
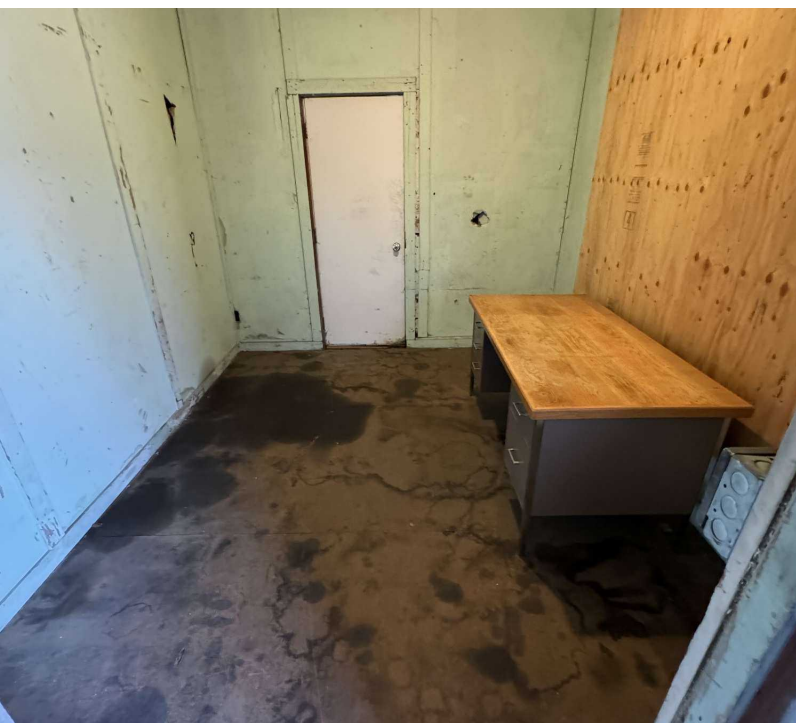
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# Additional Photos

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# Aerial Photo

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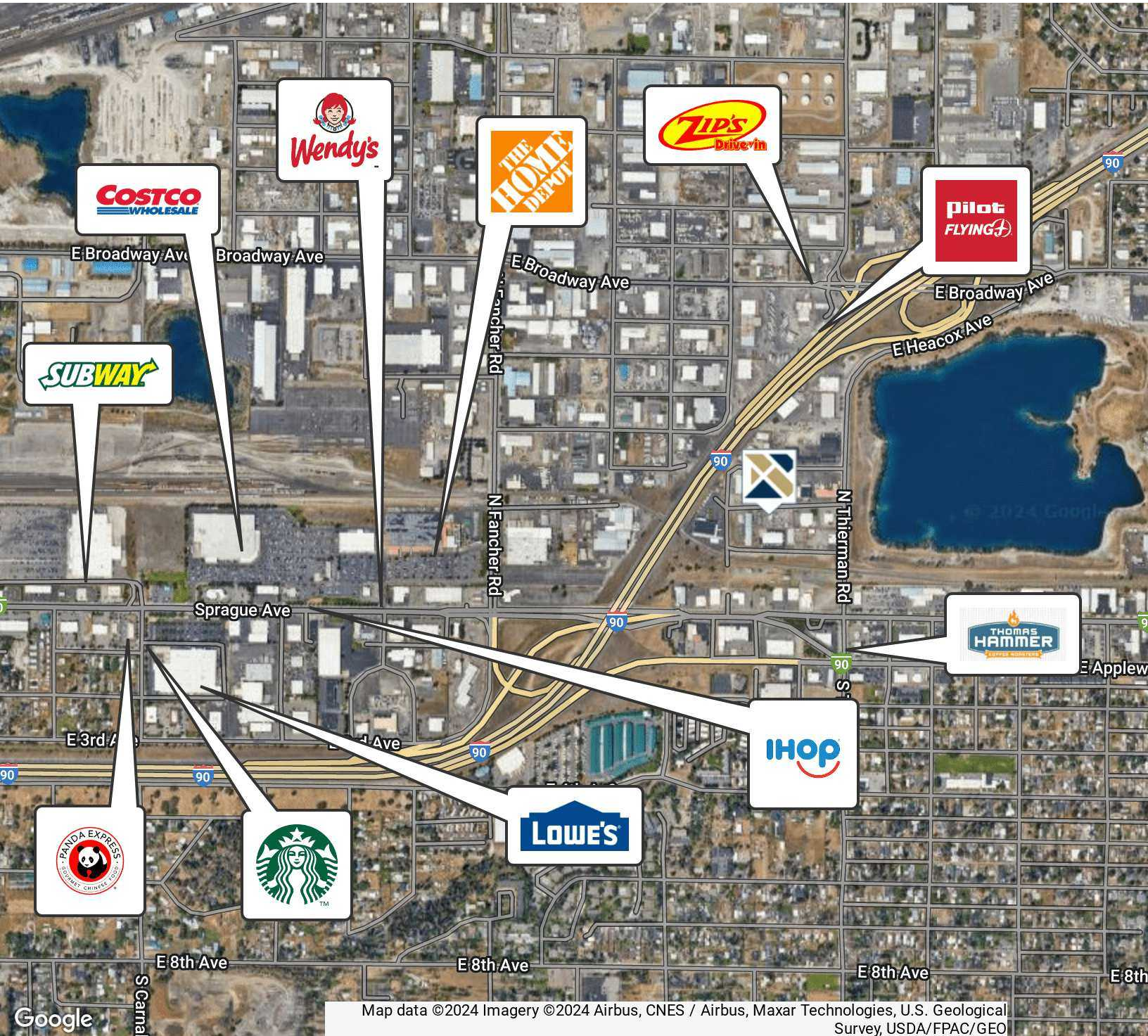
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# Retailer Map

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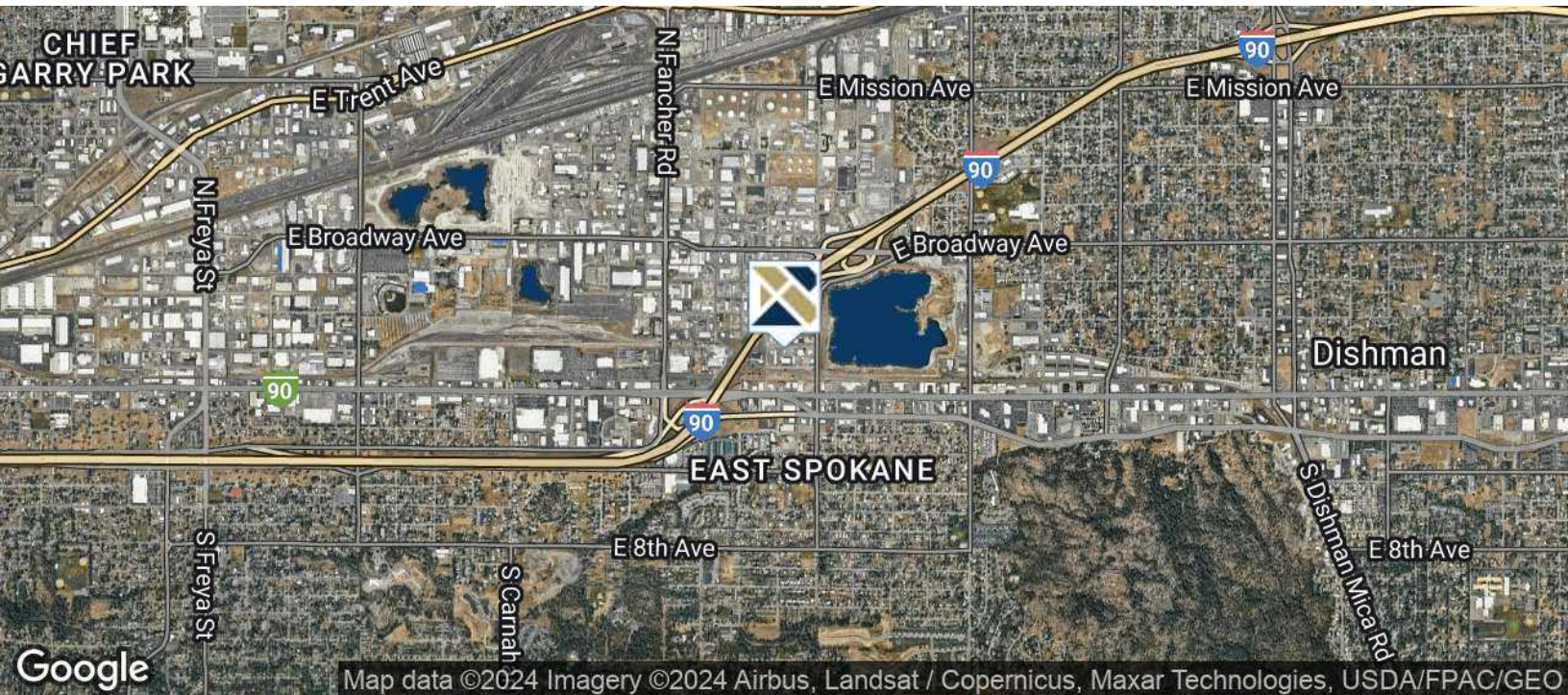
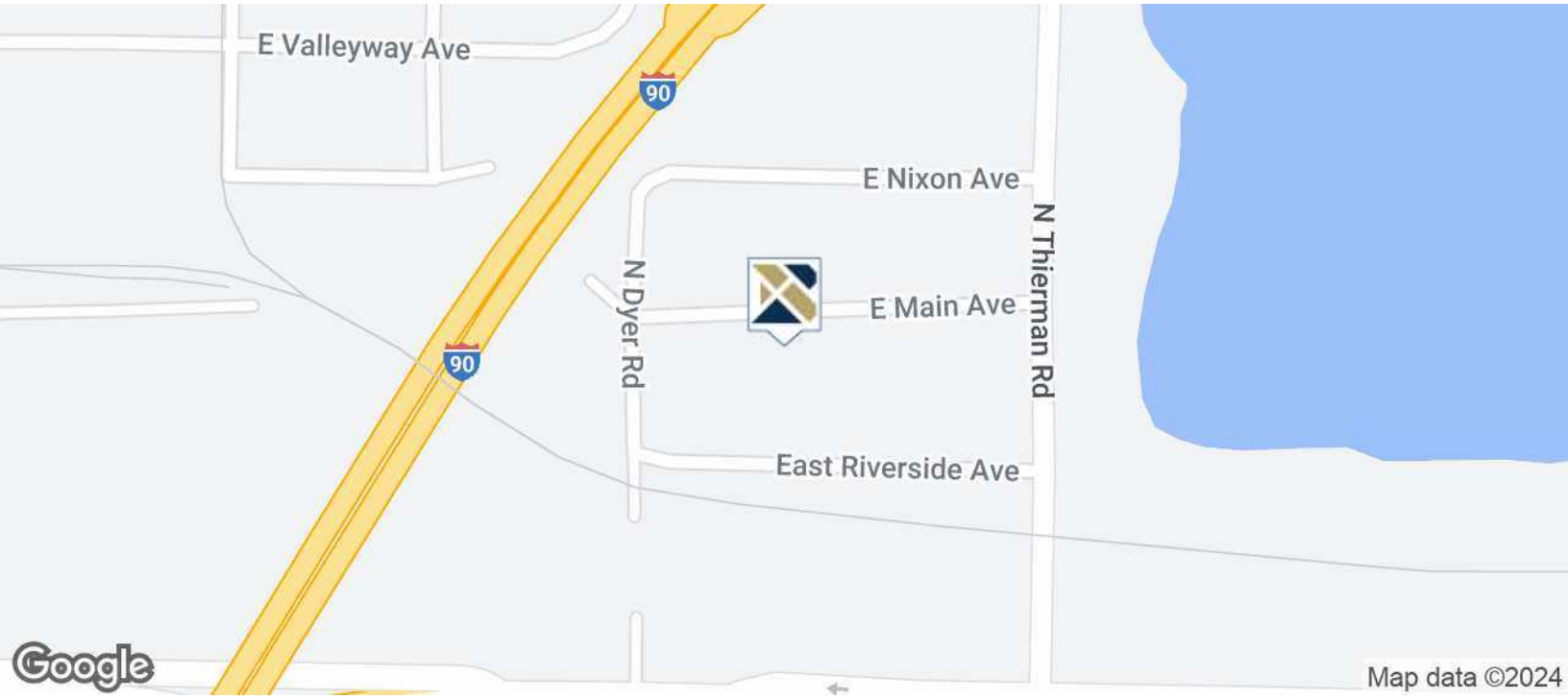
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# Location Map

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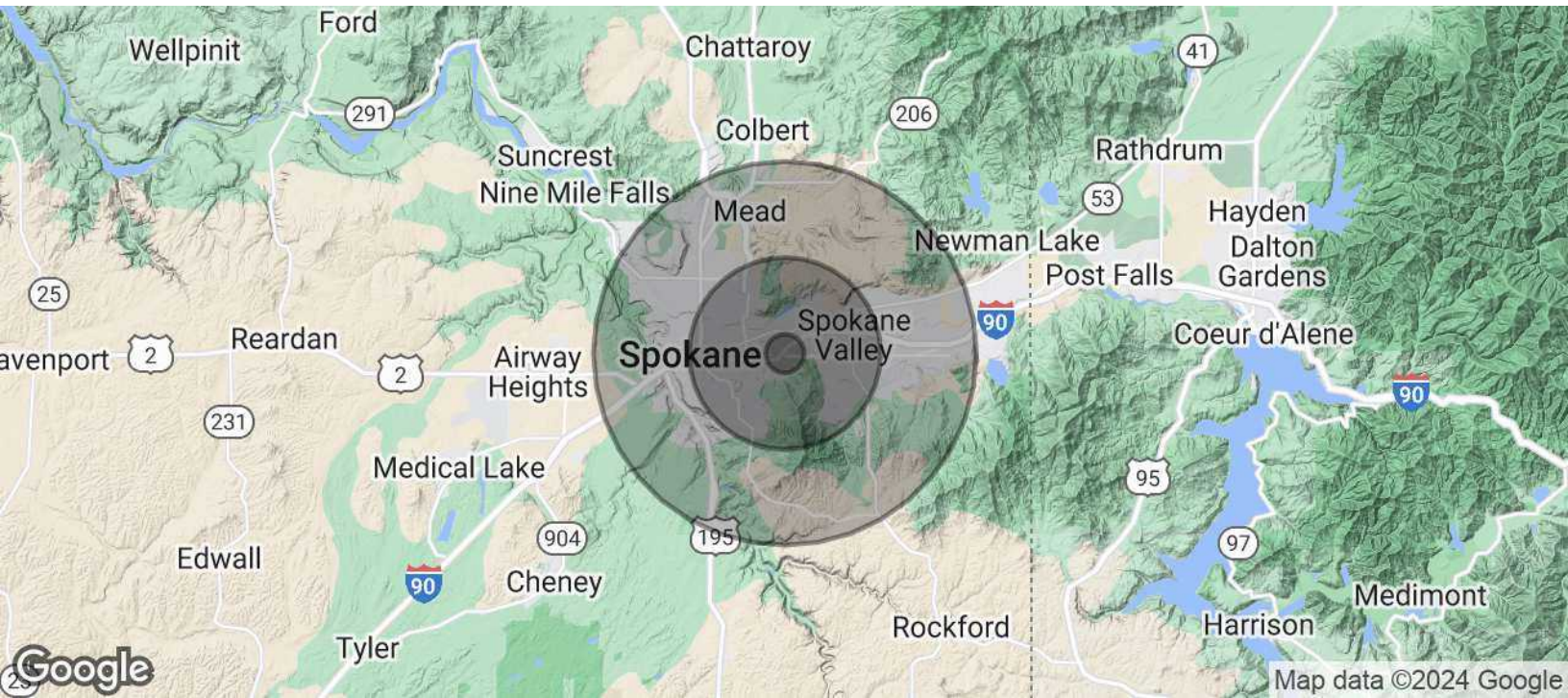
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# Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,160	195,291	398,667
Average Age	35.9	38.2	39.2
Average Age (Male)	35.3	36.5	37.7
Average Age (Female)	36.0	39.6	40.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,265	86,153	175,054
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$53,792	\$67,438	\$73,659
Average House Value	\$137,285	\$211,171	\$228,743

2020 American Community Survey (ACS)



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