

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

FOR SALE



OFFERING SUMMARY

Sale Price: \$195,000

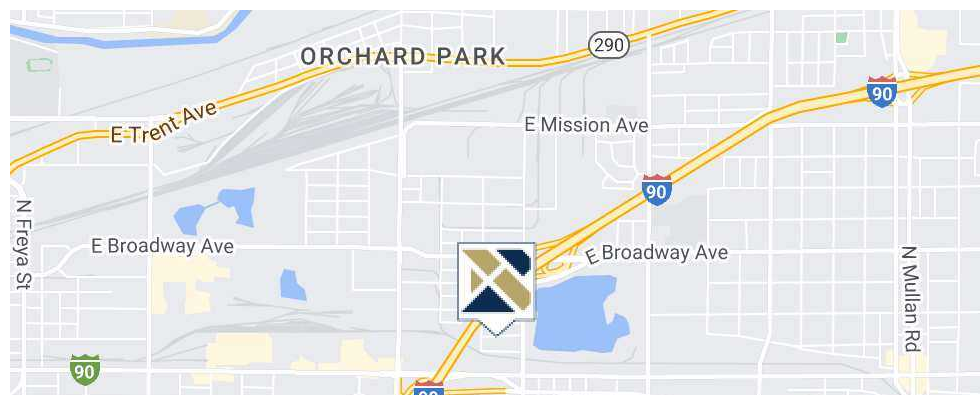
Building Size: 1,600 SF

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.



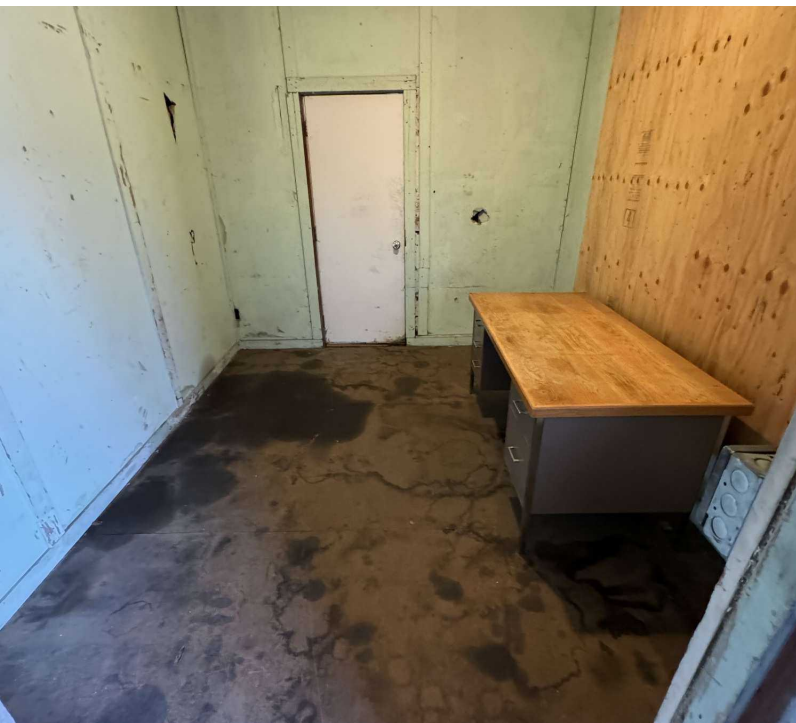
CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Additional Photos

6506 E MAIN AVE. SPOKANE VALLEY, WA 99212

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Additional Photos

SPOKANE, WA 99212

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Aerial Photo

SPOKANE, WA 99212

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Retailer Map

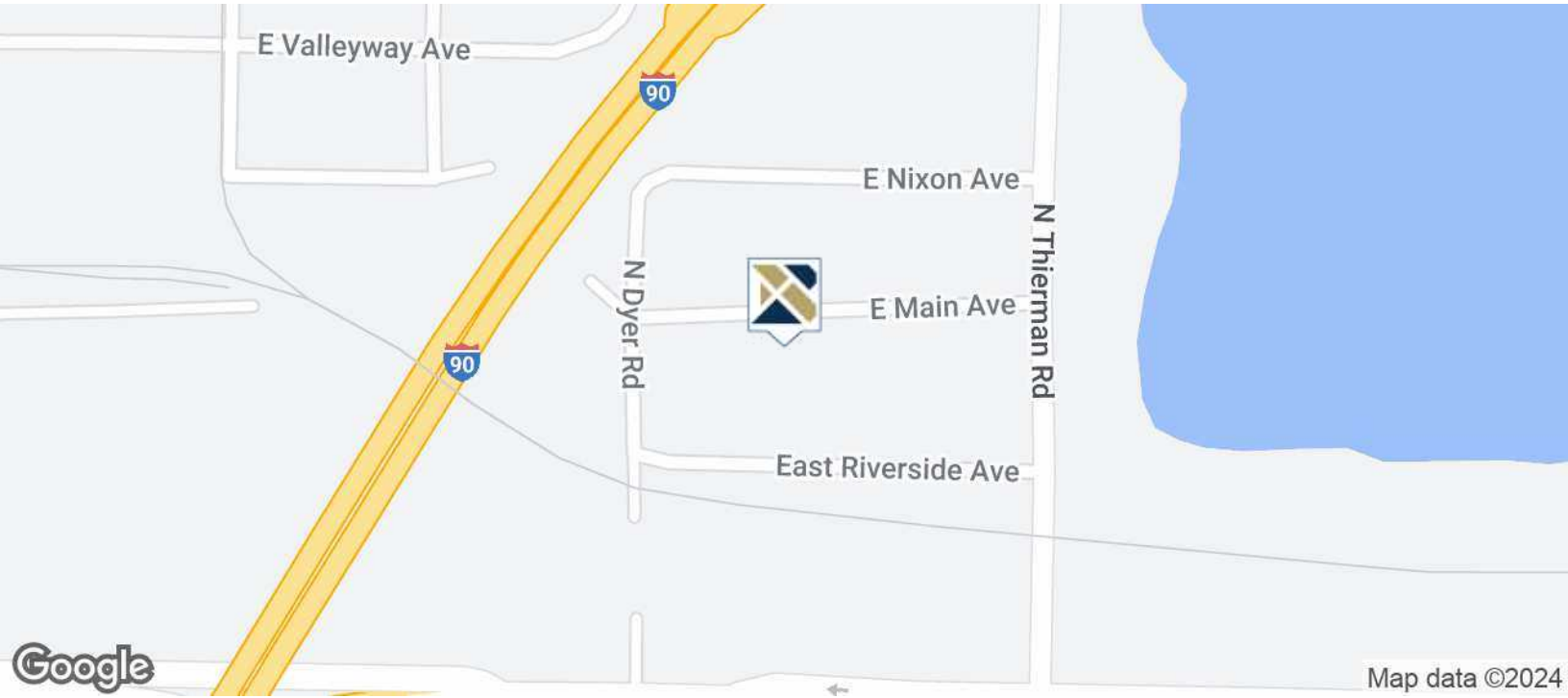
SPOKANE, WA 99212



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Location Map

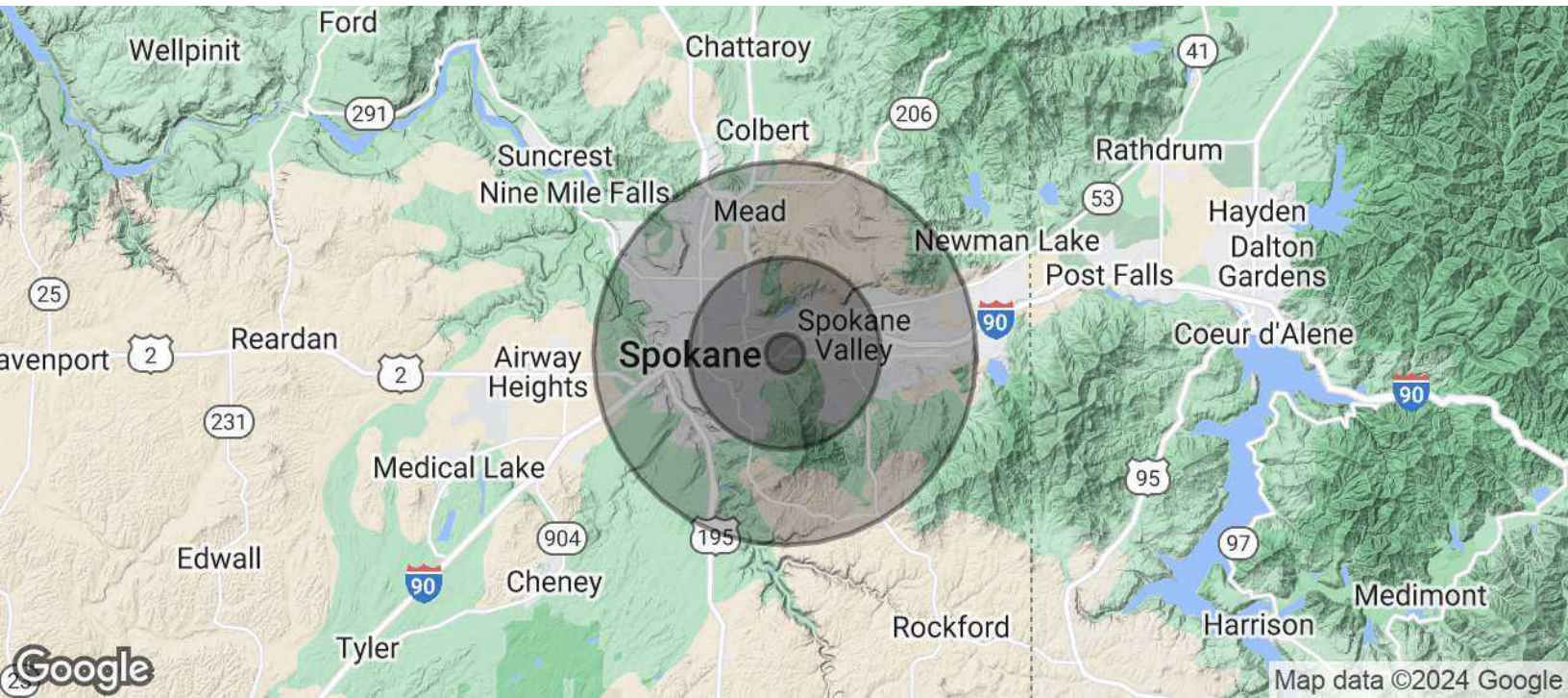
6506 E MAIN AVE. SPOKANE VALLEY, WA 99212



CHRIS BORNHOFT, CCIM
509.599.6504
chris@bornhoft.com

Demographics Map & Report

6506 E MAIN AVE. SPOKANE VALLEY, WA 99212



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)



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com