

For Sale  
**Office Bldg Plus Vacant Lot**

**NAI**Black



**1201 N. Ash St. & 1714 W. Boone Ave.**

Spokane, Washington 99201

### Property Highlights

- Office Building and Separate Lot for Sale
- Building Zoned CC2-EC (Allows Retail)
- Building Size: 4,990 SF +/-
- Total Lot Size: 18,000 SF +/-
- 3 Tenants with Current Rental Rate of \$4,150 per Month
- Vacant Suite #201, Approximately 950 Rentable SF
- Great Owner Occupant Building
- Building in Excellent Shape
- New HVAC Units in 2021 and 2022
- Pylon Sign
- Ample Parking
- Central Location on a High Traffic Signalized Intersection
- Traffic Count: 24,600 VPD +/- @ N. Ash St. and W. Boone Ave.
- Owner is a Licensed Real Estate Broker in Washington State

**Sale Price: \$725,000**



For more information

**Jim Orcutt**

O: 509 622 3558

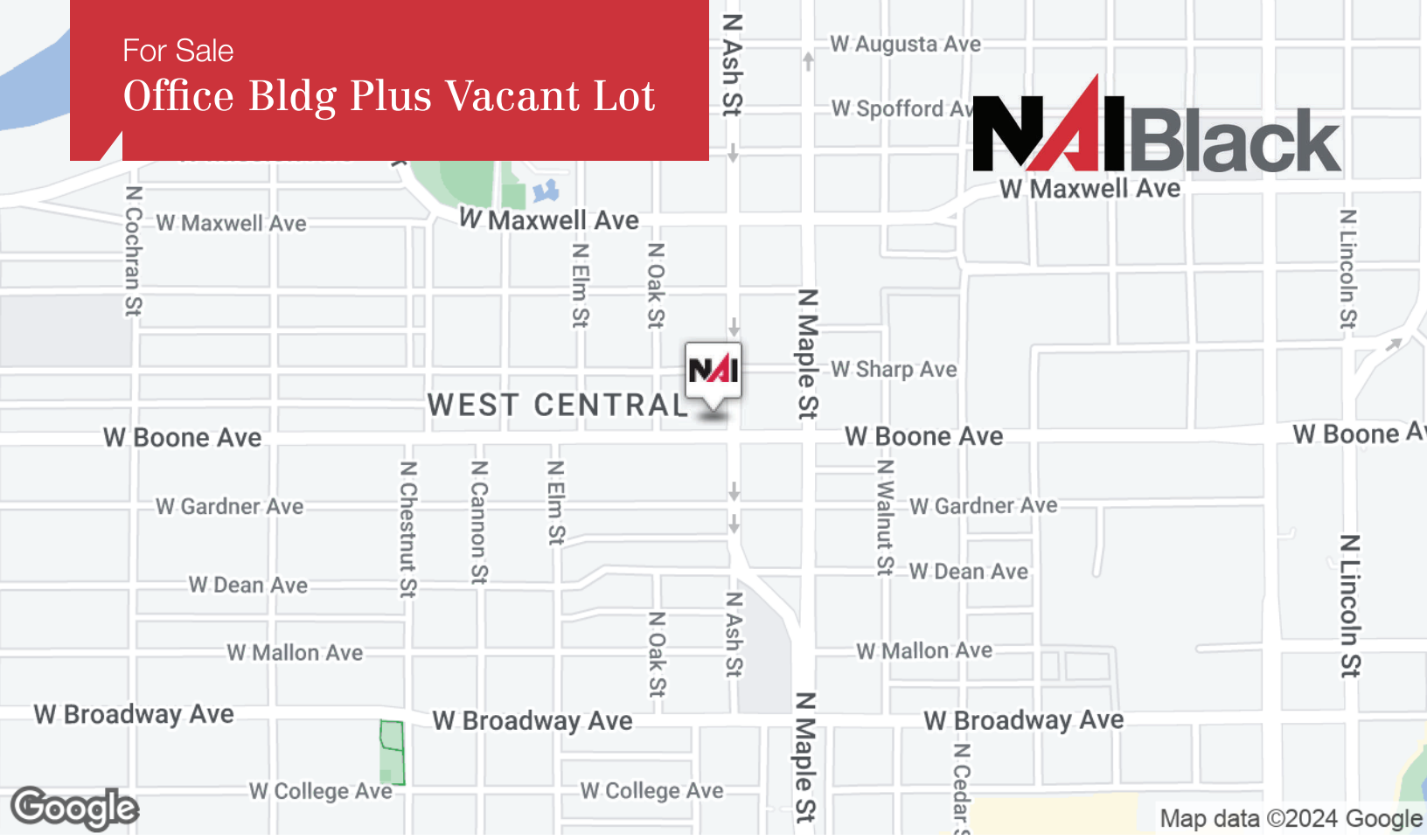
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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
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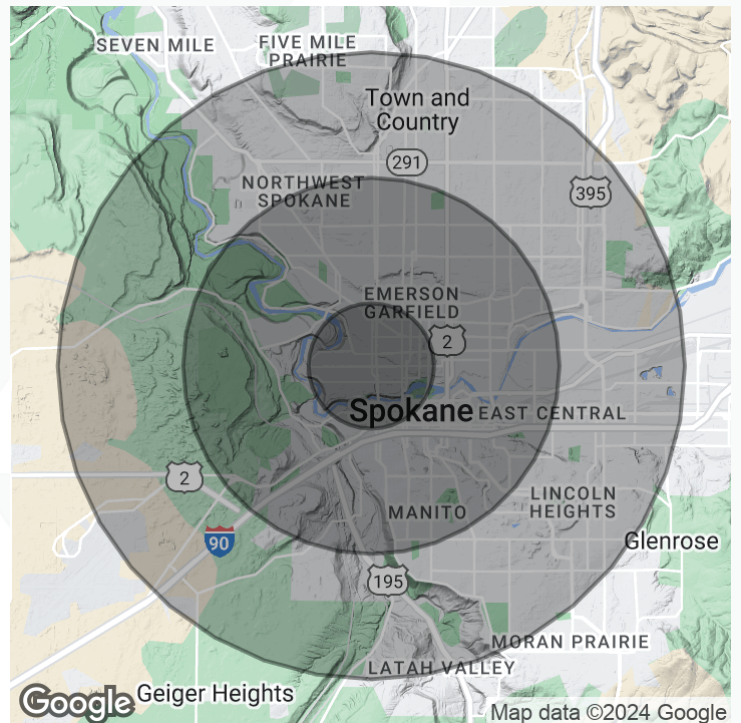




Population	1 Mile	3 Miles	5 Miles
Total Population	18,803	110,785	226,706
Average Age	35.7	36.6	37.3
Average Age (Male)	33.9	33.8	34.4
Average Age (Female)	35.9	36.5	36.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,752	47,310	94,027
# of Persons per HH	2.03	2.21	2.33
Average HH Income	\$65,552	\$75,785	\$82,133
Average House Value	\$174,638	\$180,704	\$199,965

Esri forecast for 2023





For Lease  
**Office**

**NAI**Black



## 1201 N. Ash St. Suite 201

Spokane, Washington 99201

### Property Highlights

- Available Space: 950 Rentable SF ±
- Second Floor
- Suite Contains 3 Offices, Conference Room, Reception
- Pylon Sign
- Space Shows Very Well - Clean, Natural Light
- Free Parking
- Close to Core Business District and the Courthouse
- Central Location on a High Traffic Controlled Intersection
- Traffic Count: 24,600 VPD ± at N. Ash St. & W. Boone Ave.

**Lease Rate: \$1,250 Per Mo.**

**Full Service Minus Janitorial and  
Separate Metered Avista**



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