

For Sale  
**Land**

**NAI Black**



## 207, 209 & 221 N Argonne Road

Spokane Valley, Washington 99212

### Property Description

Located on the NWC of Main Ave. & Argonne Rd.

- 9,700± Vehicles per Day.
- 400± feet of frontage on Argonne Rd.
- 131± feet of frontage on Main Ave.

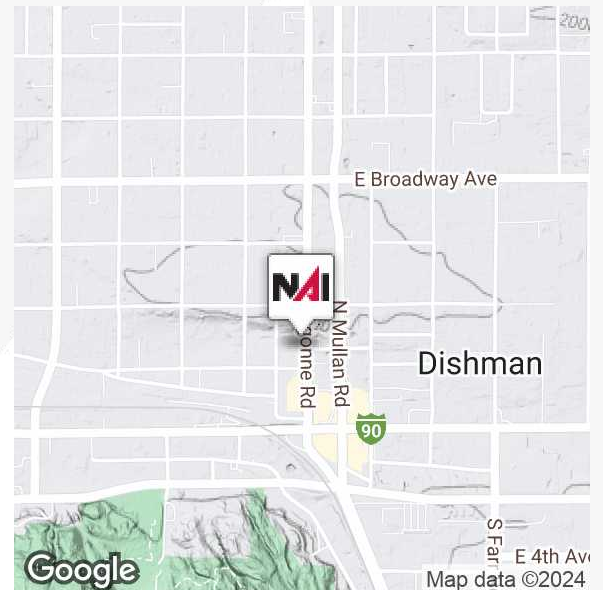
Five Parcels: 59,512± SF of land.

- **Lot #1: 221 N Argonne Rd.:**
  - 2,060± SF Office Building.
  - 26,224± SF of Land.
  - For Lease: \$2,400/mo Mod. Net.
  - For Sale Separately: \$734,000 (\$28/SF)
- **Lot #2: 209 N Argonne Rd.:**
  - 1,112± SF Apartment.
  - 13,111± SF of Land.
  - Leased mo-to-mo: \$1,650/mo.
- **Lot #3: 207 N Argonne Rd.:**
  - 860± SF Single Family Home.
  - 6,555± SF of land.
  - Leased mo-to-mo: \$1,150/mo (proforma \$1,550/mo).
- **Lot #4 & #5: Vacant Lots (2-parcels):**
  - 13,622± SF of Land.

Parcel No.'s: 45184.0915, .0916, .0917, .0918, and .0920

Zoning: Commercial Mixed Use (CMU) on 1.2± Acres, and Single-Family Residential (R-4) on 0.16± Acres.

**Sale Price: \$1,596,000 (\$26.82/SF)**



For more information

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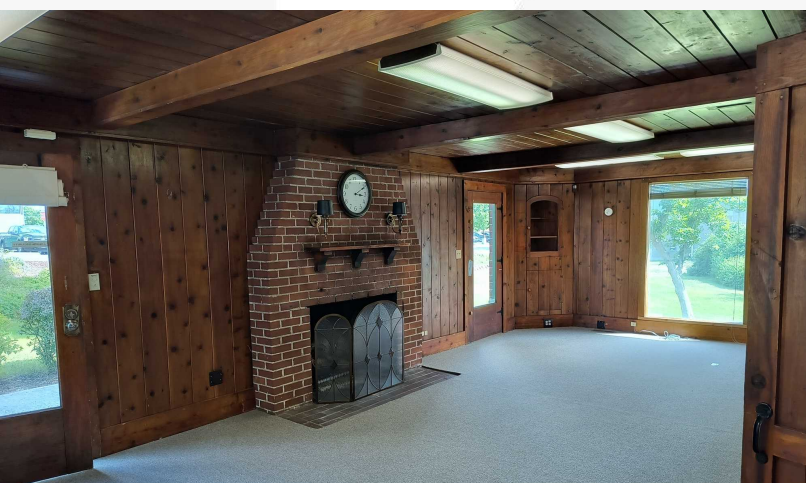
509 623 1000 tel

[naiblack.com](http://naiblack.com)



For Sale  
Additional 221 N Argonne Rd. photos

NAI Black



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By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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For Sale  
Additional 207 & 209 N Argonne Rd. photos



209 Front Entry



207 Kitchen



207 Entry Room



209 Rear Entry



209 Dining



209 Kitchen

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