



FOR SALE

2702 E. Sprague Avenue, Spokane, WA 99202

EAST SPRAGUE AVENUE CAR LOT FOR SALE

- Great option for a ready-to-go car dealership with up to 35 car capacity
- On-site sales office with three (3) bays in attached shop
- Located on a high traffic arterial offering excellent visibility
- Prominent pylon signage in place

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KIEMLEHAGOOD

EAST SPRAGUE CAR LOT

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2702 E. Sprague Avenue
Spokane, WA 99202

ASKING PRICE:

\$359,000.00

ADDRESS:

2702 E. Sprague Avenue
Spokane, WA 99202

PARCEL NUMBER:

35211.0701

ZONING:

CC2-EC

YEAR BUILT:

1950 / 1978

BUILDING SIZE:

± 1,696 SF

LOT SIZE:

± 7,100 SF (0.16 AC)



Perfectly positioned for high visibility and traffic flow, this property is a great choice for a ready-to-go car dealership.

The lot features ample space to showcase your inventory and attract a steady stream of potential buyers. Included in the sale is an on-site office, providing a convenient base for managing operations and engaging with customers. Additionally, the property boasts a versatile attached shop with three spacious bays, offering plenty of room for vehicle servicing, repairs, or detailing.

With its strategic location and comprehensive facilities, this car lot presents a turn-key solution for automotive entrepreneurs looking to hit the ground running. Don't miss out on this fantastic chance to establish or expand your dealership business in a prime commercial area!



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<u>DEMOGRAPHICS</u>	1 MILE	3 MILES	5 MILES
Est. Population (2024)	9,321	107,998	237,254
Projected Population (2029)	9,663	109,536	238,125
Average Household Income (2024)	\$81,251	\$91,422	\$98,950
Median Household Income (2024)	\$64,681	\$68,159	\$72,080
Median Age	34.8	36.5	37.2
Daytime Demographics	10,806	118,524	194,910

TRAFFIC COUNTS (ATC: Average Daily Traffic)

I-90 ± 103,760 ADT
(east & west bound)

E. 2nd Avenue ± 13,258 ADT
(west bound)

Sprague Avenue ± 12,423 ADT
(east & west bound)



Google

EAST SPRAGUE CAR LOT

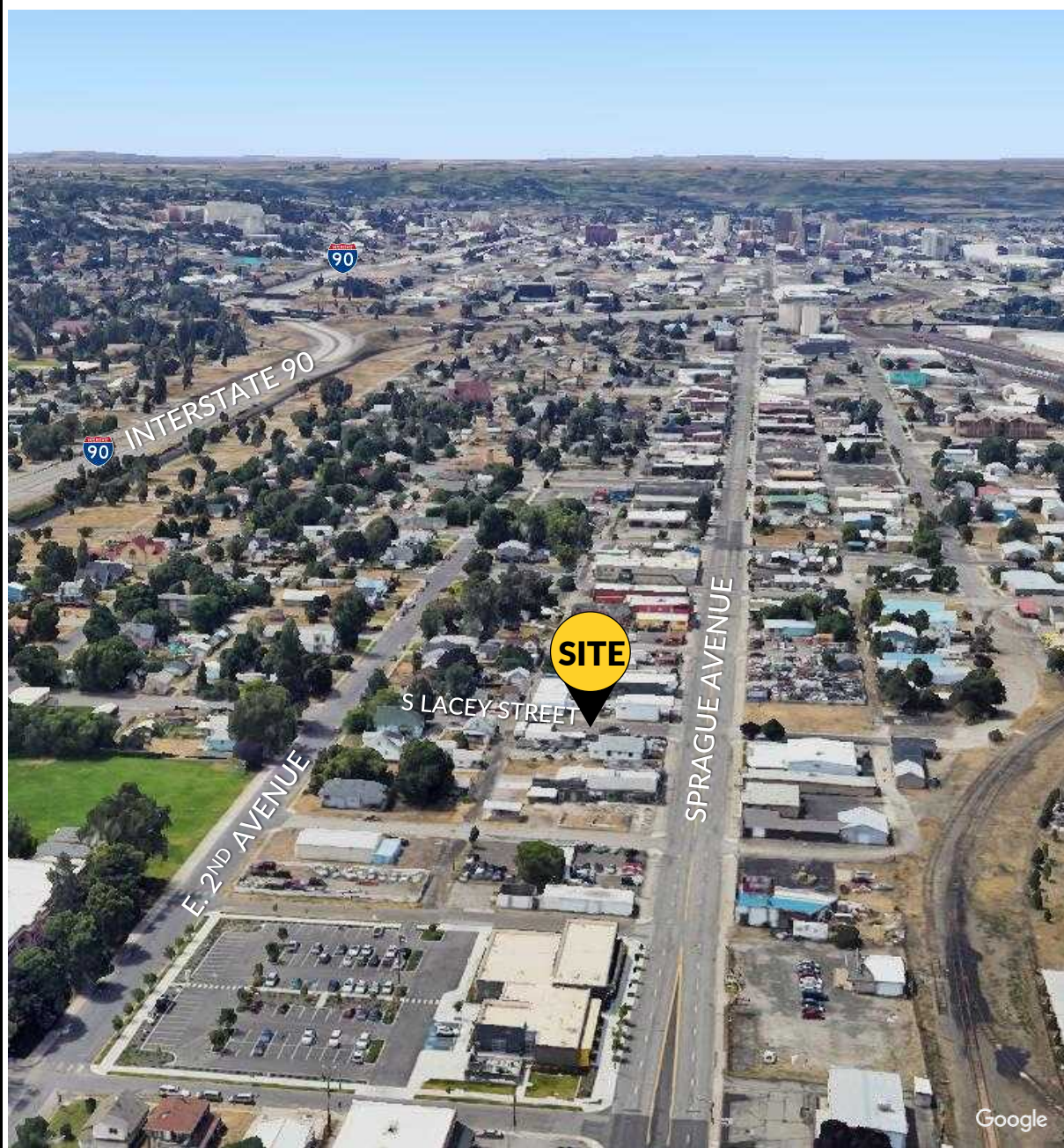
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