

FOR SALE



EXCELLENT LOCATION AND BUILDING TO PROMOTE YOUR BUSINESS, VISIBLE FROM EAST AND WESTBOUND I-90 TRAFFIC, WITH ROUGHLY $\pm 120,000$ VEHICLES PER DAY ON AVERAGE

SALE PRICE: \$1,400,000

OFFICE BUILDING

Parcel #: 45104.9154
Lot Size: $\pm 22,842$ SF
Building Size: $\pm 4,694$ SF

LAND

Parcel #: 45104.9155
Lot Size: $\pm 35,763$ SF

OFFICE BUILDING & LAND FOR SALE

13412 E Nora Avenue
Spokane Valley, WA 99206



**VIEW
LOCATION**



ANTHONY "TONY" VILLELLI
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K KELLY RIGHT
real estate.

OFFICE BUILDING & LAND FOR SALE

13412 E Nora Avenue
Spokane Valley, WA 99206

13412 E NORA AVENUE offers an ideal setting for businesses seeking a functional and well-located workspace. This office building presents a prime opportunity for businesses looking to establish a presence in Spokane's vibrant commercial landscape. Whether you're expanding an existing operation or starting a new venture, this property offers the perfect blend of location, amenities, and potential. Building is well-maintained and move-in ready, featuring contemporary finishes and a professional aesthetic. Large windows ensure a bright and welcoming atmosphere throughout the space.



DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS	1MILE	3MILES	5MILES
Est Population '24	11,481	73,320	127,769
Est Households	5,413	31,014	52,398
Average HHI	\$73,153	\$91,530	\$107,538
Daytime Demos	8,041	57,547	88,399

TRAFFIC COUNT

ROAD	AVERAGE DAILY TRAFFIC
E NORA AVE	±380 ADT
I-90	±106,945 ADT

NEIGHBORING TENANTS

- Steinway Piano Gallery of Spokane
- Harken Dental Excellence Family & Emergency Dentistry



BUILDING PHOTOS

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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