



# FOR SALE



AI GENERATED PHOTOS

This Downtown building has great potential for redesign & revitalization, offering opportunities to enhance both its functionality and aesthetic appeal while embracing modern sustainability practices. **CONTACT THE LISTING BROKER TODAY!**

## DOWNTOWN RETAIL/WAREHOUSE/FLEX BUILDING INVESTMENT OPPORTUNITY

38 W. 3rd Avenue, Spokane, Washington 99201

**BRANDON PETERSON, BROKER |**  
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**SALE PRICE:** \$349,000

Total Building Size: ±4,088 SF  
Total Lot Size: ±7,000 SF (0.16 AC)  
Zoning: DTS (Downtown South)  
Parcel #: 35191.1311

### BUILDING DETAILS

- Ceilings: 12' High with significant clear spans
- Power: Single phase 120/240
- Loading Dock: Dock High
- Parking: Secured parking at the back of building
- Access: Phenomenal connectivity to I-90 and located just off Division Street on 3<sup>rd</sup> Avenue

**VISIBILITY:** Being on a high-traveled road ensures that your business will be seen by several potential customers.

**CONVENIENCE:** Close proximity to I-90 offers easy access to the property or clients and customers.

**THE AREA:** The property is located near dining, shopping, and the historic Steam Plant Square.

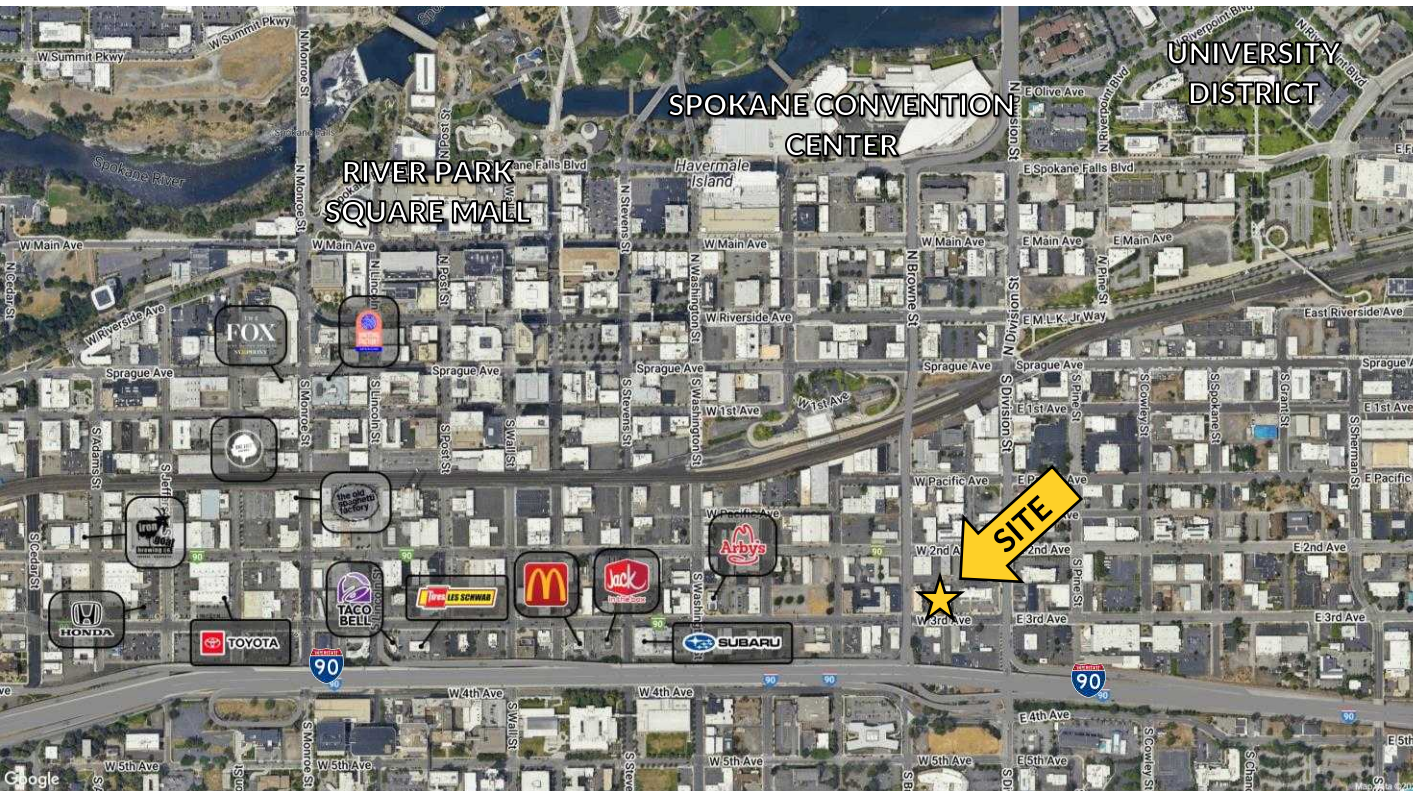
Built in 1952, this versatile property is ideal for a range of uses, from retail to warehouse. This building was previously utilized as extra storage for Les Schwab Tires for over 20 years, providing a solid foundation with ample room for customization. The property benefits from a high-traffic location, making it ideal for businesses seeking visibility and accessibility. The City of Spokane has earmarked several million dollars for improvements in the "Gateway to Spokane," enhancing the appeal and potential of this location.











## TRAVEL DISTANCE

Portland, Oregon  
432.4 miles | 6 hr 29 min

Seattle, Washington  
278.4 miles | 4 hr 5 min

Post Falls, Idaho  
24.7 miles | 29 min

Coeur d'Alene, Idaho  
33.9 miles | 38 min

## DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	15,214	116,918	227,396
Projected Population (2029)	16,071	118,326	228,459
Average Household Income (2024)	\$74,221	\$51,689	\$98,166
Median Household Income (2024)	\$50,603	\$66,703	\$72,544
Median Age	38	36.6	36.9
Daytime Demographics	45,959	116,343	186,026

## TRAFFIC COUNTS



<b>S. BROWN STREET</b>	±24,435 ADT
<b>INTERSTATE 90 (WB)</b>	±49,566 ADT
<b>3RD AVENUE</b>	±10,064 ADT
<b>INTERSTATE 90 (EB)</b>	±47,440 ADT
<b>S. DIVISION STREET</b>	±23,821 ADT

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CREATING REAL ESTATE SOLUTIONS 

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