

1126 S Coeur d'Alene St

1126 S COEUR D'ALENE ST, SPOKANE, WA 99224

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
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Executive Summary

1126 S COEUR D'ALENE ST, SPOKANE, WA 99224



OFFERING SUMMARY

Sale Price: \$200,000

Building Size: 1,260 SF

Lot Size: 0.98 Acres

Renovated: 2024

PROPERTY OVERVIEW

Looking for your next project?

1260 SF Building + 15 Garage Lots are all included in this sales price.

This building & lots are ready for your opportunity. It's currently in vanilla shell condition. Located in the Village at Vinegar Flats condo development. Concrete block slab on grade building was formerly a service station, a restaurant, a machine repair shop and an artist studio. Think of the possibilities. One block to the bike path along Latah Creek. Close to downtown. The building is zoned residential but could be commercial with a change of use approval with the city. It has never been lived in. See aerial photo and plat map.

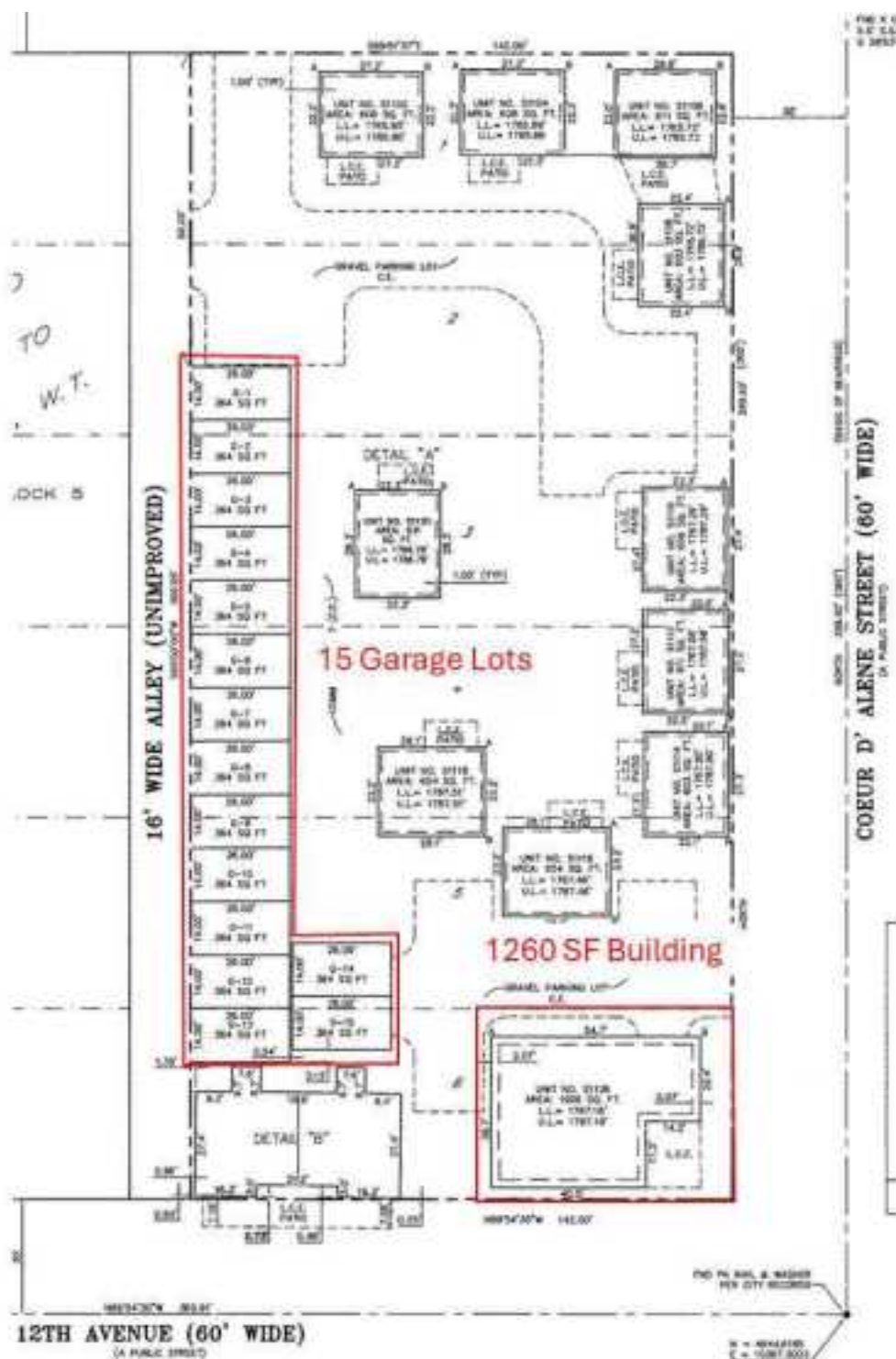


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Additional Photos

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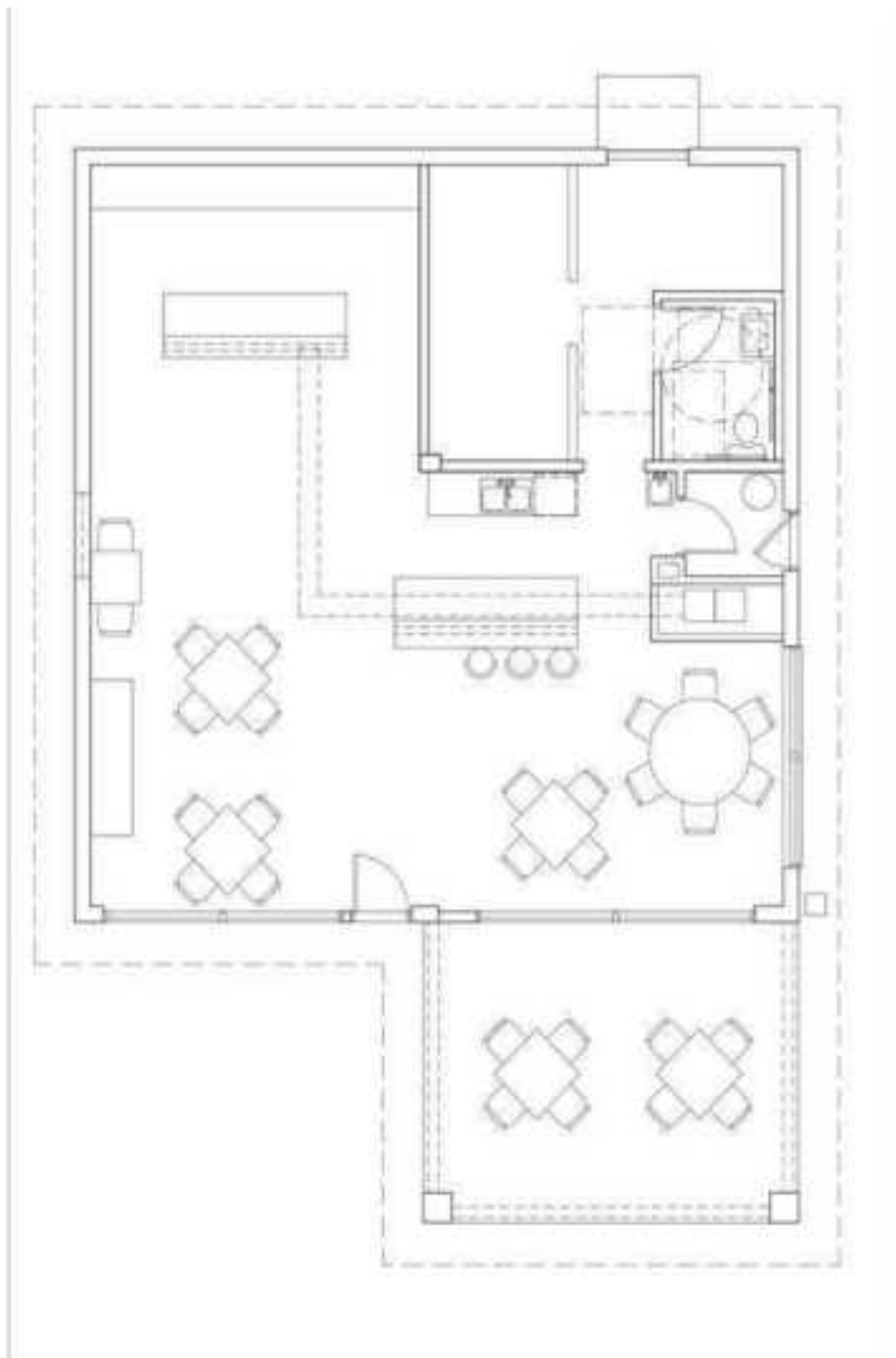
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Potential Floor Plan

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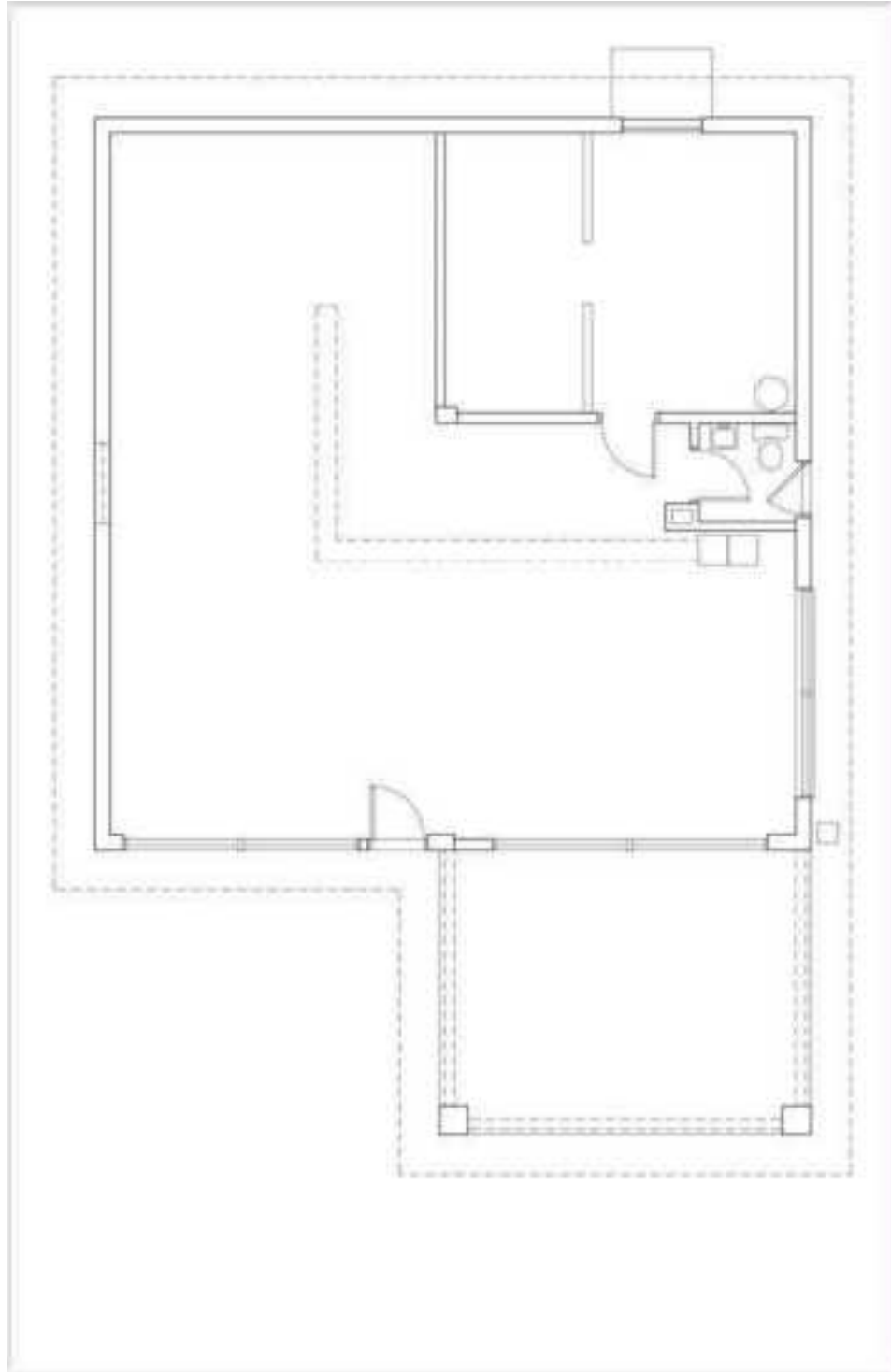
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Location Map

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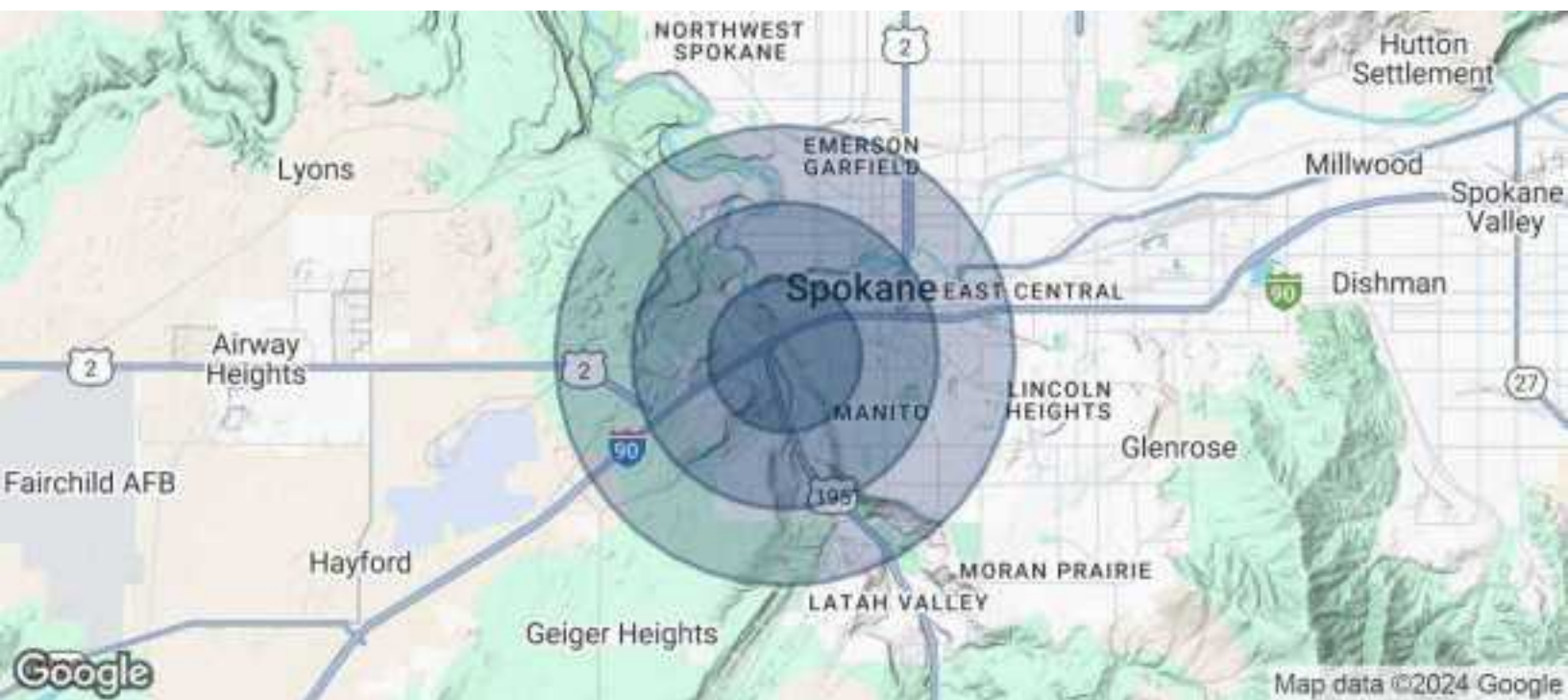
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Demographics Map & Report

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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,093	34,482	70,703
Average Age	37.5	41.0	37.8
Average Age (Male)	38.3	40.4	36.9
Average Age (Female)	37.2	41.7	39.3
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,129	19,612	34,347
# of Persons per HH	1.6	1.8	2.1
Average HH Income	\$52,562	\$61,810	\$67,610
Average House Value	\$172,713	\$205,909	\$217,183

* Demographic data derived from 2020 ACS - US Census



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