

FOR SALE

RETAIL/OFFICE BUILDING & VACANT LAND



THREE PARCEL PACKAGE
SALE PRICE: \$1,500,000

1215 & 1217 N Monroe Street, W Boone Avenue & N Monroe Street,
Spokane, WA 99201

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KIEMLEHAGOOD

THE OPPORTUNITY

COMMERCIAL BUILDING & LAND FOR SALE

W Boone Avenue & N Monroe Street, Spokane, WA 99201

THREE PARCEL PACKAGE

Commercial Building & Vacant Land

SALE PRICE: \$1,500,000

OFFICE/RETAIL BUILDING

1215 N Monroe Street

Parcel #: 35182.1305

Building Size: ±1,609 SF

Lot Size: ±6,202 SF

ADJACENT PARKING LOT

1217 N Monroe Street

Parcel #: 35182.1304

Lot Size: ±5,147 SF

VACANT LAND

W Boone Avenue & N Monroe Street

Parcel #: 35182.3210

Lot Size: ±17,164 SF

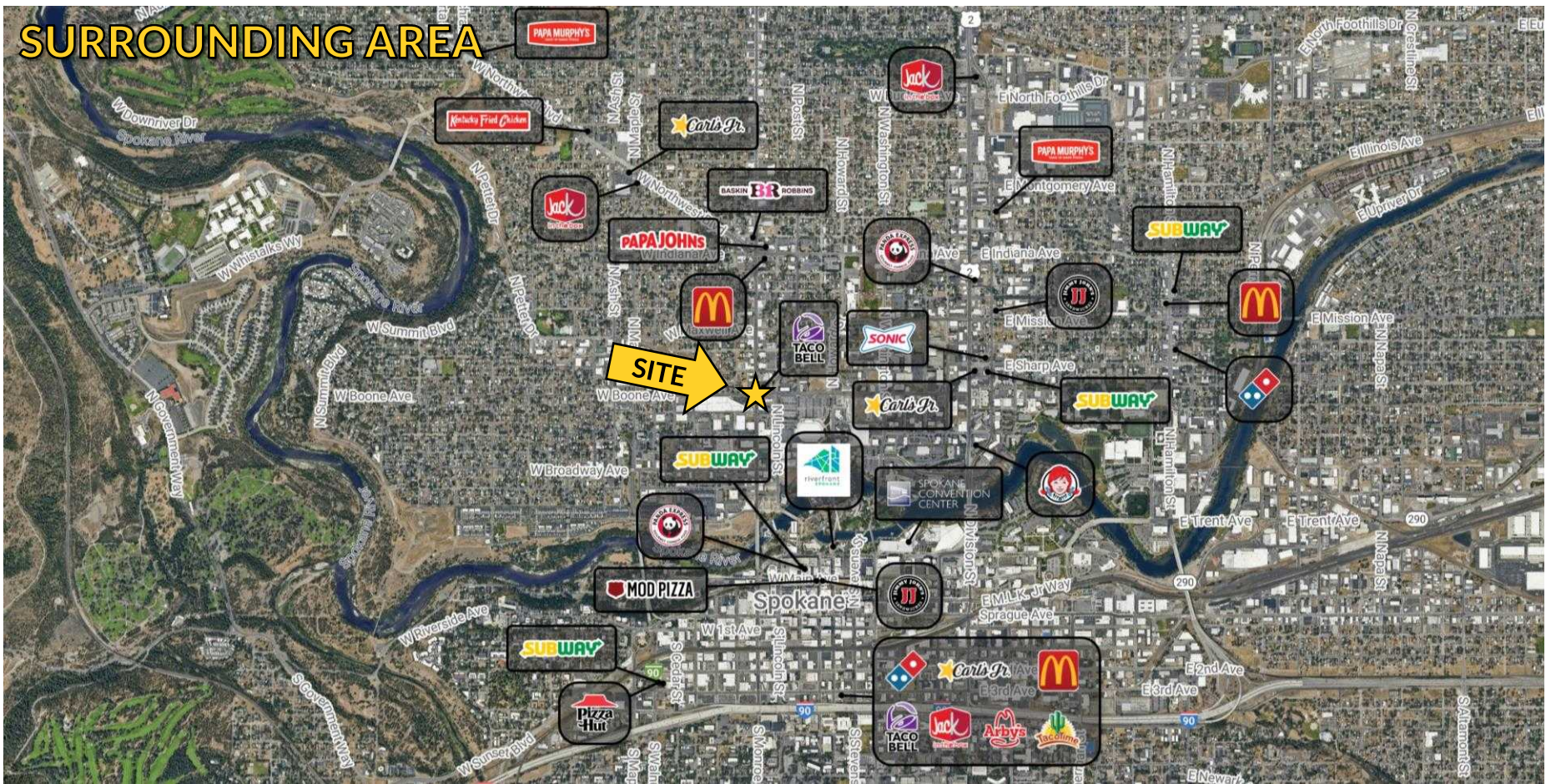


OFFICE/RETAIL BUILDING

COMMERCIAL BUILDING & LAND FOR SALE
W Boone Avenue & N Monroe Street, Spokane, WA 99201



SURROUNDING AREA



DEMOGRAPHICS 	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS 
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POPULATION 2024	17,784	122,355	231,496
PROJ POPULATION 2029	18,126	123,840	232,296
AVERAGE HHI	\$71,391	\$89,389	\$96,499
MEDIAN HHI	\$49,250	\$64,854	\$71,524
MEDIAN AGE	35.6	35.6	36.7
DAYTIME DEMOS	43,192	112,784	186,828

N MONROE STREET	±17,592 ADT
W BOONE AVENUE	±8,133 ADT

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