

For Sale

Office/Retail

NAI Black



1417 & 1423 N. Division St.

Spokane, Washington 99202

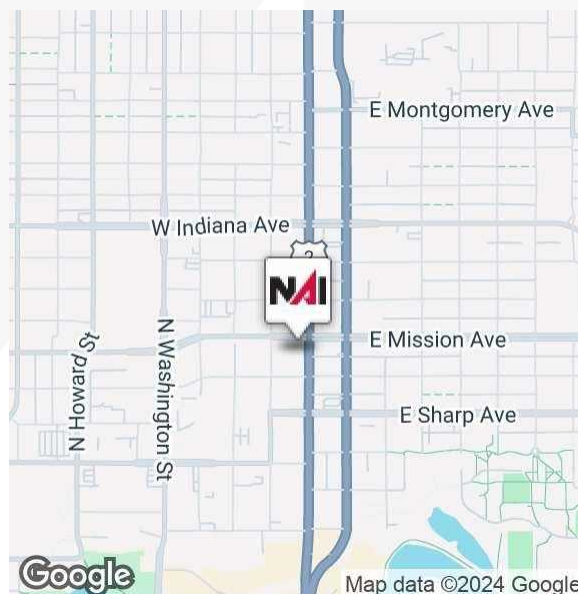
Property Highlights

- **Prime Exposure:** High Visibility on Division Street, One of Spokane's Busiest Roads
- **Modern Upgrades:** Brand New Siding, Roof, Upper Access Staircase, and Dedicated Parking Lot
- **Strategic Location:** Unmatched Visibility and Accessibility for Tenants
- **Broad Tenant Appeal:** Suitable for Retail or Professional Office Spaces
- **Personalization Opportunity:** Interior Layout Flexibility Lets Owner-Occupants or Tenants Shape the Space According to Their Vision

Property Description

- **Location:** 1417 N Division Street, Spokane, WA
- **Total Square Footage:** 7,568 SF ±
- **Land Size:** 0.16 Acres
- **Building Footprint:** 3,760 SF ±
- **Interior Flexibility:** Partial Buildout Allows Owner-Users or Investors to **Customize the Interior** to Fit Specific Business needs or Tailor it for Customers, Clients, and Tenants.
- **Ample Parking:** Dedicated and Newly Paved Parking Lot with **Substantial Room for Parking**, Providing Convenience and Plenty of Space for Customers, Clients, and Tenants.
- **Includes:** Adjoining Lot for Expanded Potential

Sale Price: \$1,500,000



For more information

Jesse Clark

O: 509 622 3534

jesse.clark@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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Population	1 Mile	3 Miles	5 Miles
Total Population	16,781	134,717	244,889
Average Age	35	39	40
Average Age (Male)	34	38	39
Average Age (Female)	35	39	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,090	56,006	101,593
# of Persons per HH	2.12	2.28	2.33
Average HH Income	\$64,190	\$80,261	\$89,185

Demographics data derived from Esri forecast for 2024

