



PROPERTY FOR SALE

THE WRAIGHT BUILDING

233 NORTH HOWARD STREET, SPOKANE, WA

CBRE

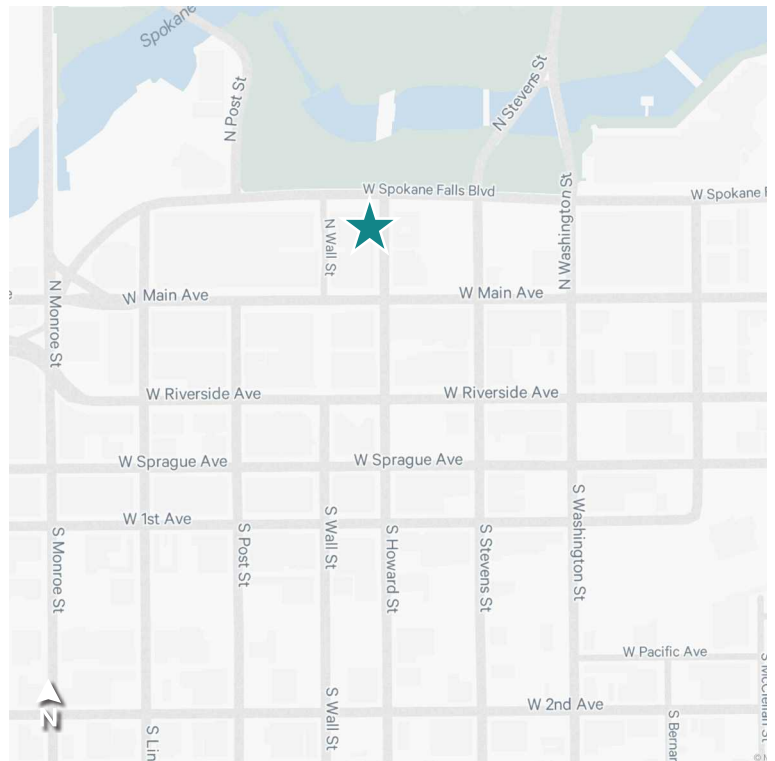
PROPERTY OVERVIEW

SPOKANE PROPERTY FOR SALE

Currently vacant, and ideally located in Spokane's downtown core, the Wraight building represents an ideal repositioning opportunity. With an asking price significantly below core replacement costs and zoned Downtown Core (DTC) for dense building and massing, the Wraight building holds potential for conversion to residential, hospitality, office or a variety of other uses.

HIGHLIGHTS

- Central downtown Spokane Location with easy access to the mall
- Recently replaced roof
- Across the street from Riverfront Park
- Multiple nearby parking options



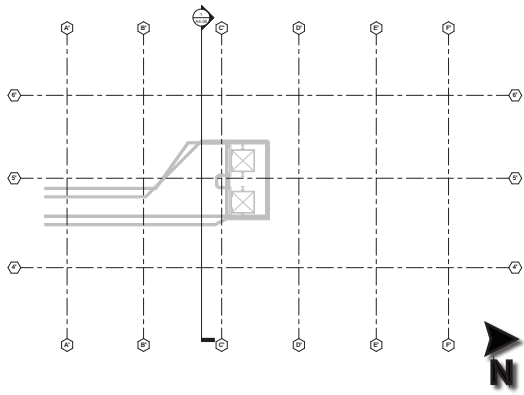
Asking Price: \$3,000,000
Building SF: 93,390, (10-stories)
Land SF: 0.24 AC
Address: 223 N Howard St
 Spokane, WA
Parcel #: 351841802
Zoning: Downtown Core (DTC)
Assessed Value: \$3,337,720

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
BUSINESSES	3,509	6,507	9,739
EMPLOYEES	66,554	101,896	140,599
POPULATION	16,434	117,861	237,590
HOUSEHOLDS	8,198	50,120	98,548
AVERAGE HOUSEHOLD INCOME	\$59,298	\$85,056	\$90,646
DAYTIME POPULATION	80,800	171,694	280,494

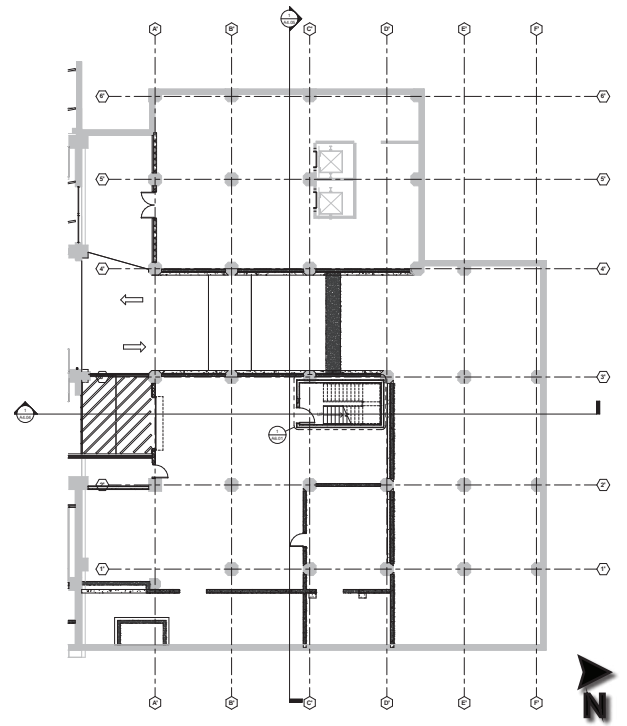
Source: CBRE Fast Report/Esri 2024

FLOOR PLANS

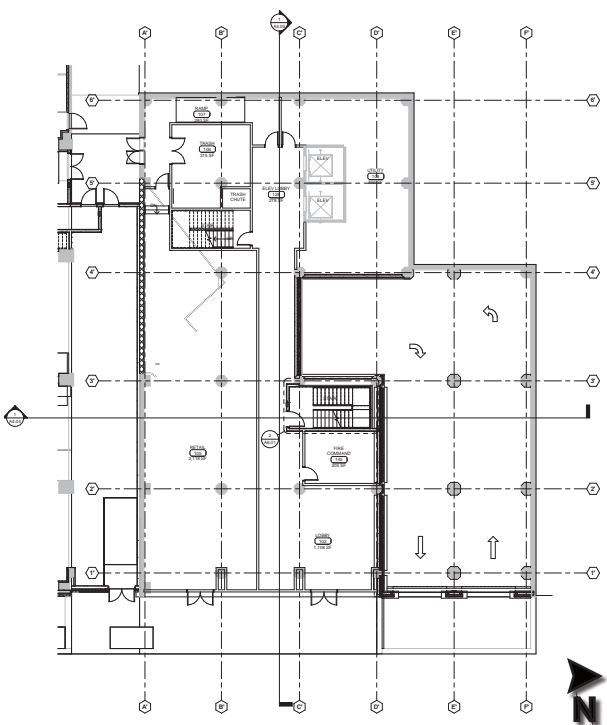
Sub Basement



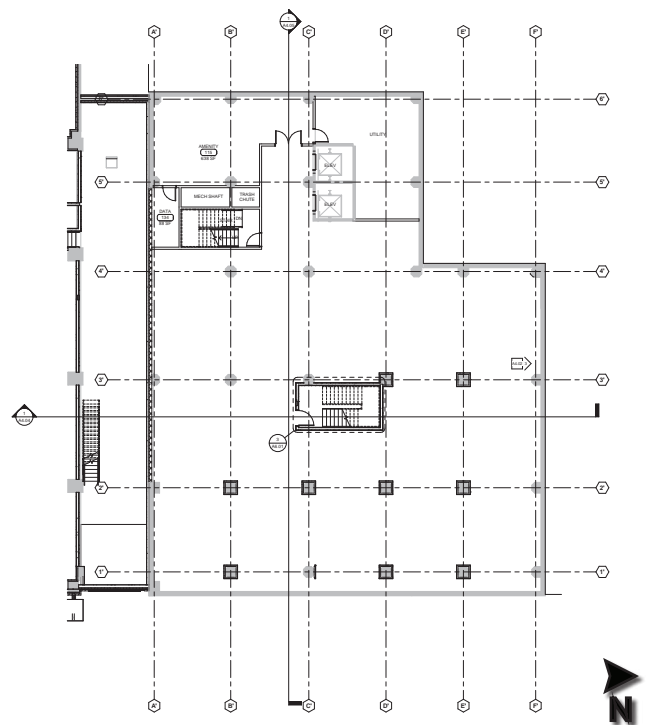
Basement



1st Floor

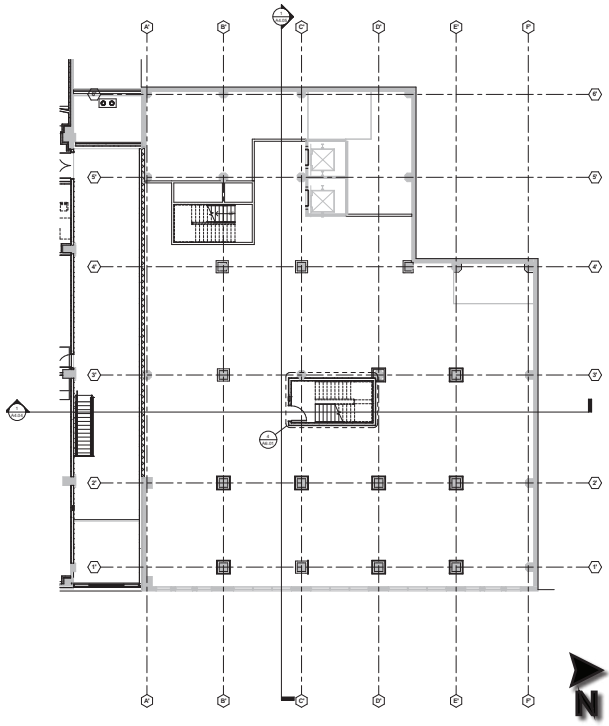


2nd Floor

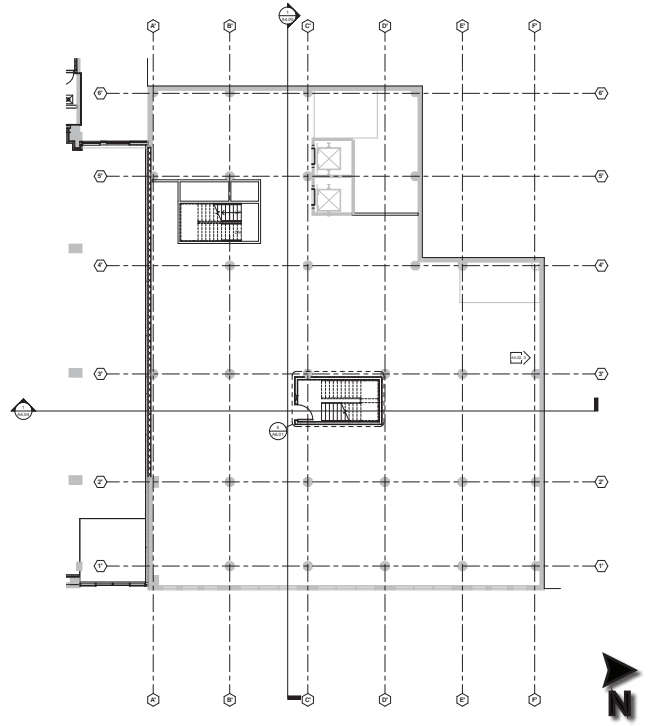


FLOOR PLANS

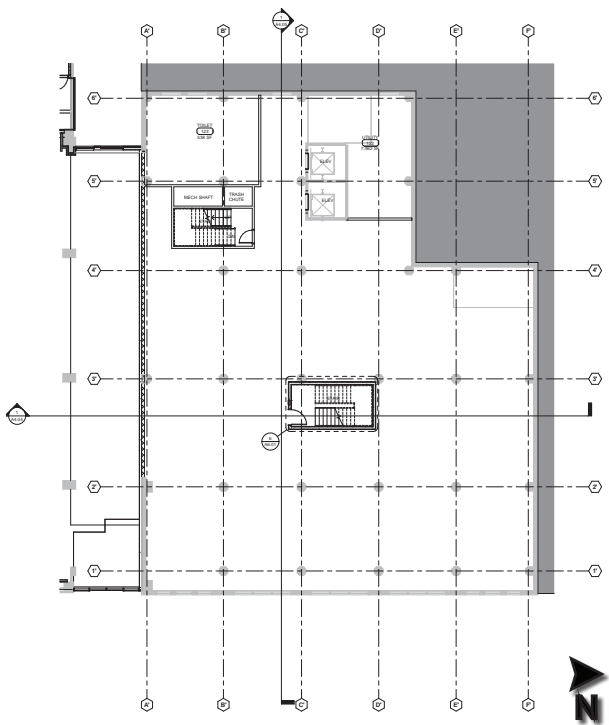
3rd Floor



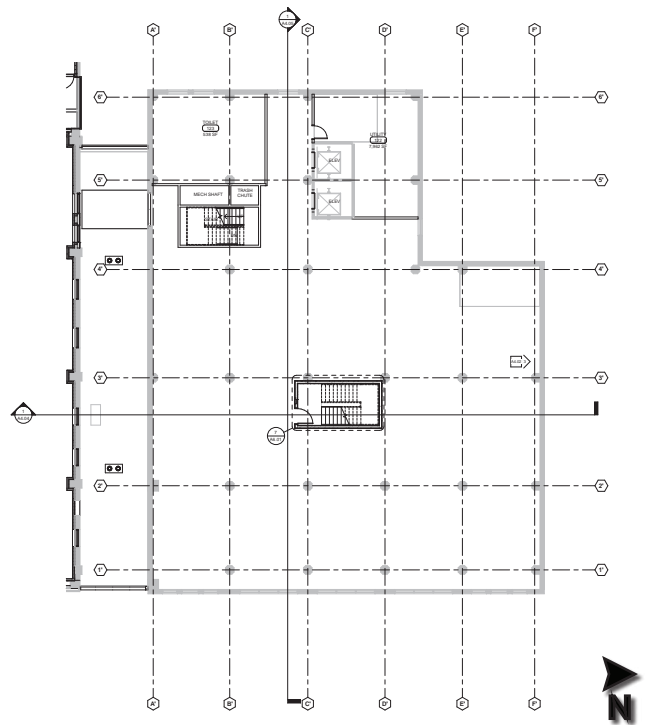
4th Floor



5th Floor

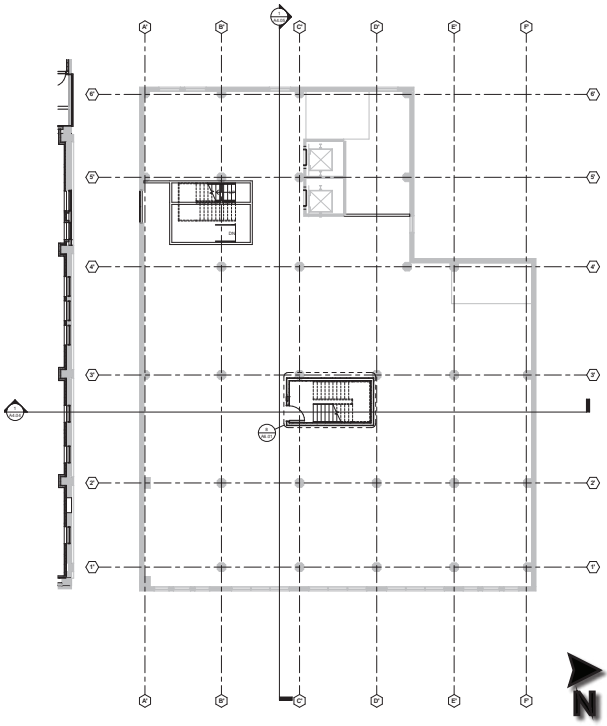


6th Floor

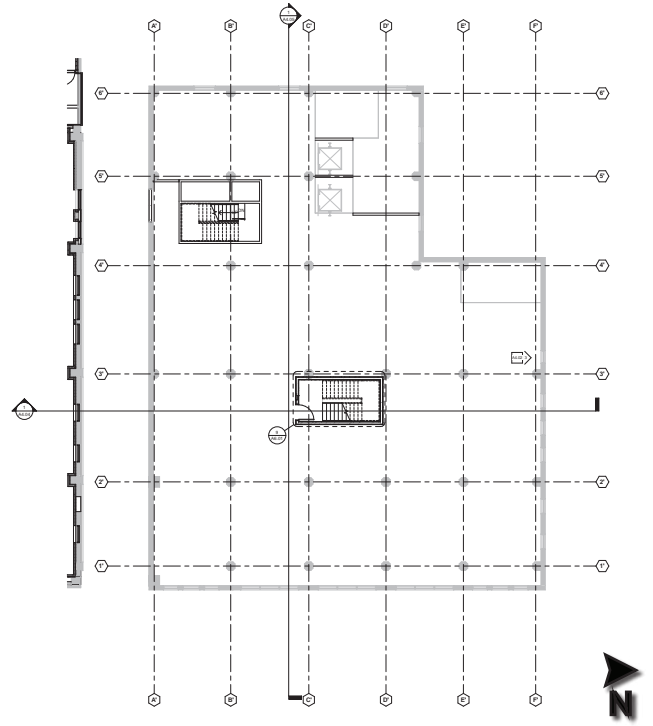


FLOOR PLANS

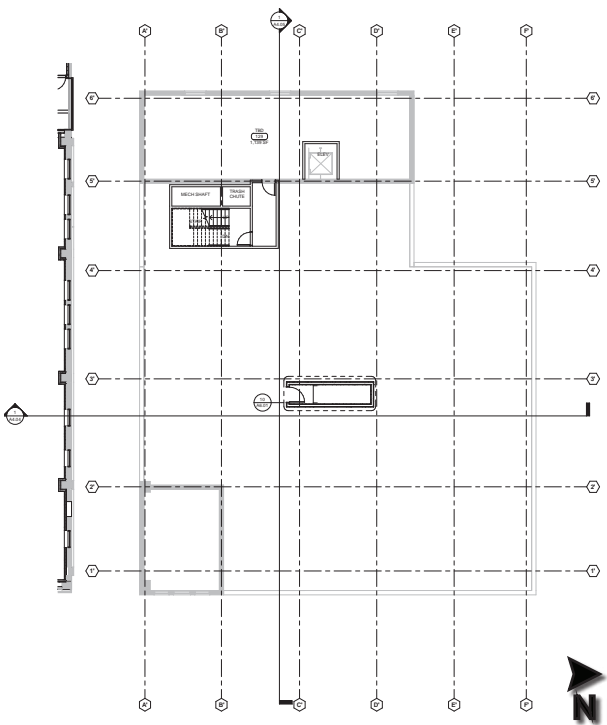
7th Floor



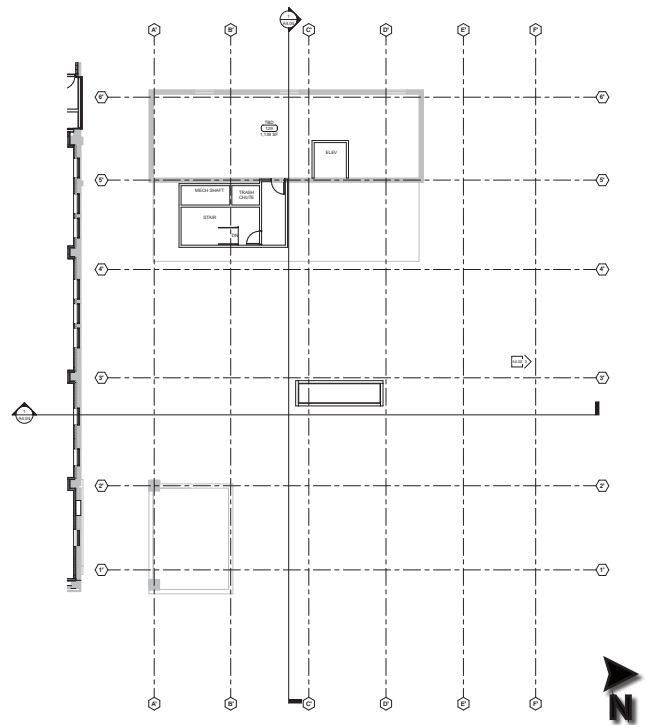
8th Floor

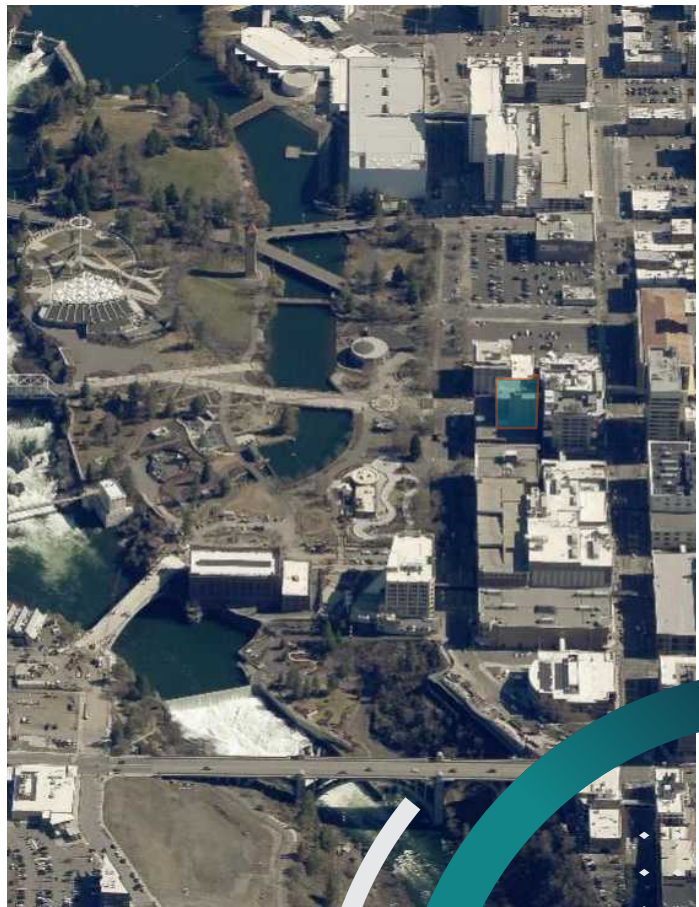
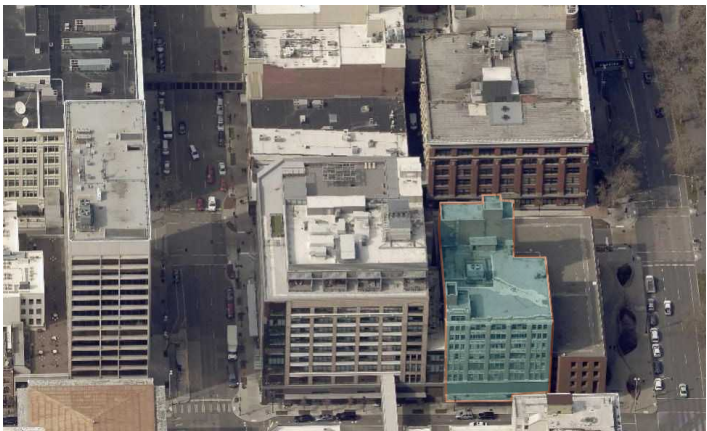


9th Floor



10th Floor





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