



MEDICAL/OFFICE/RETAIL BUILDING FOR SALE

225 E 3rd Avenue
Spokane, WA 99202

Great building in periphery of downtown Spokane, WA. Property is professionally managed and is positioned very well for an owner user investor.

SALE PRICE: \$1,150,000

- Total Building size: 6,941 SF
- Land Size: 14,200
- Zoning: GC
- Parcel #: 35202.2413
- Year Built: 1978
- Current monthly income: \$6,400
- Current space available for lease or occupancy: 2,300 SF/most recent tenant was medical use office



KIEMLEHAGOOD.COM

**View
Location**



BRANDON PETERSON

Broker

509.755.7541

brandonp@kiemleahagood.com

BRYAN DUNCAN

Property Manager

509.755.7584

bryan.duncan@kiemleahagood.com

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CURRENT AVAILABLE SPACE:

SUITE #4 & #5

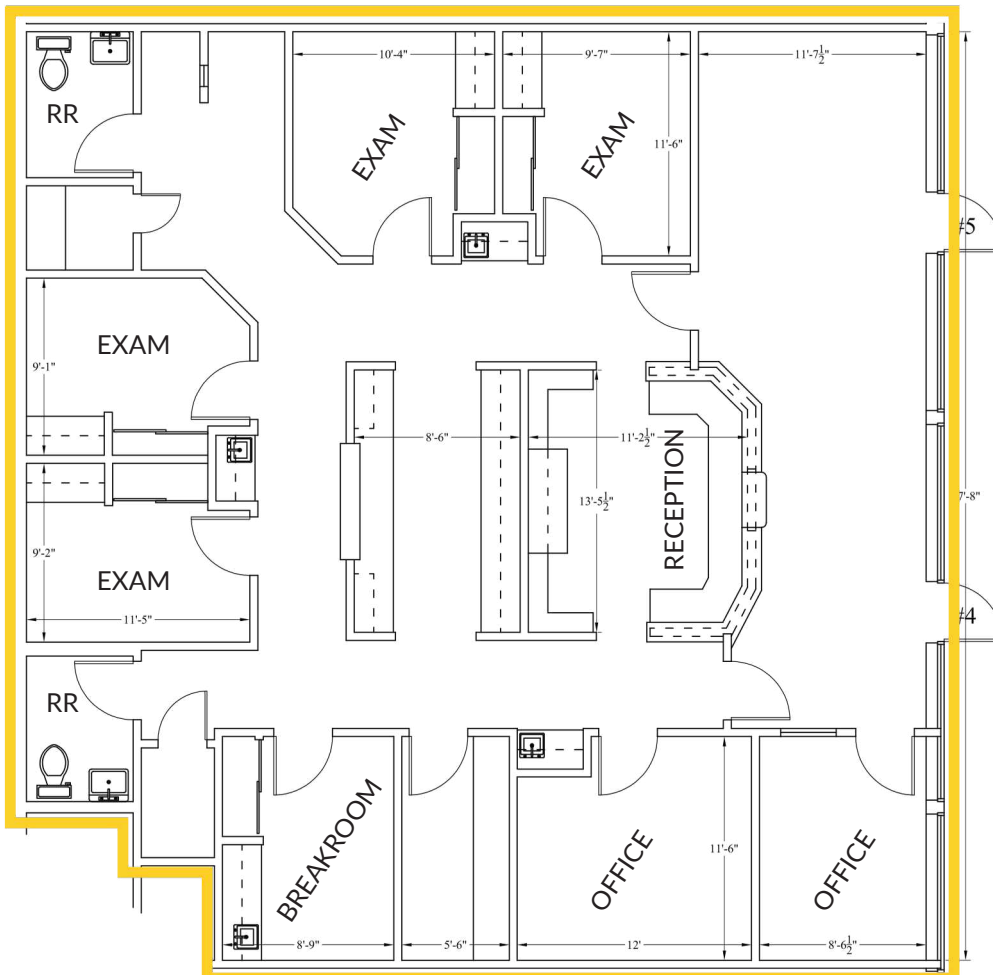
Space Size: $\pm 2,300$ SF; Demisable $\pm 1,150$

SF Rental Rate: \$9.50 PSF, NNN

Expense: \$3.50 PSF

- On-site Parking
- Pylon Signage Available 3rd Avenue
- Traffic Count: $\pm 6,704$ ADT
- Current Building Tenants:
 - #1&2: WA State University Real Estate & Business Opps
 - #3: West & Company Realty LLC
 - #6: Two Maids & A Mop

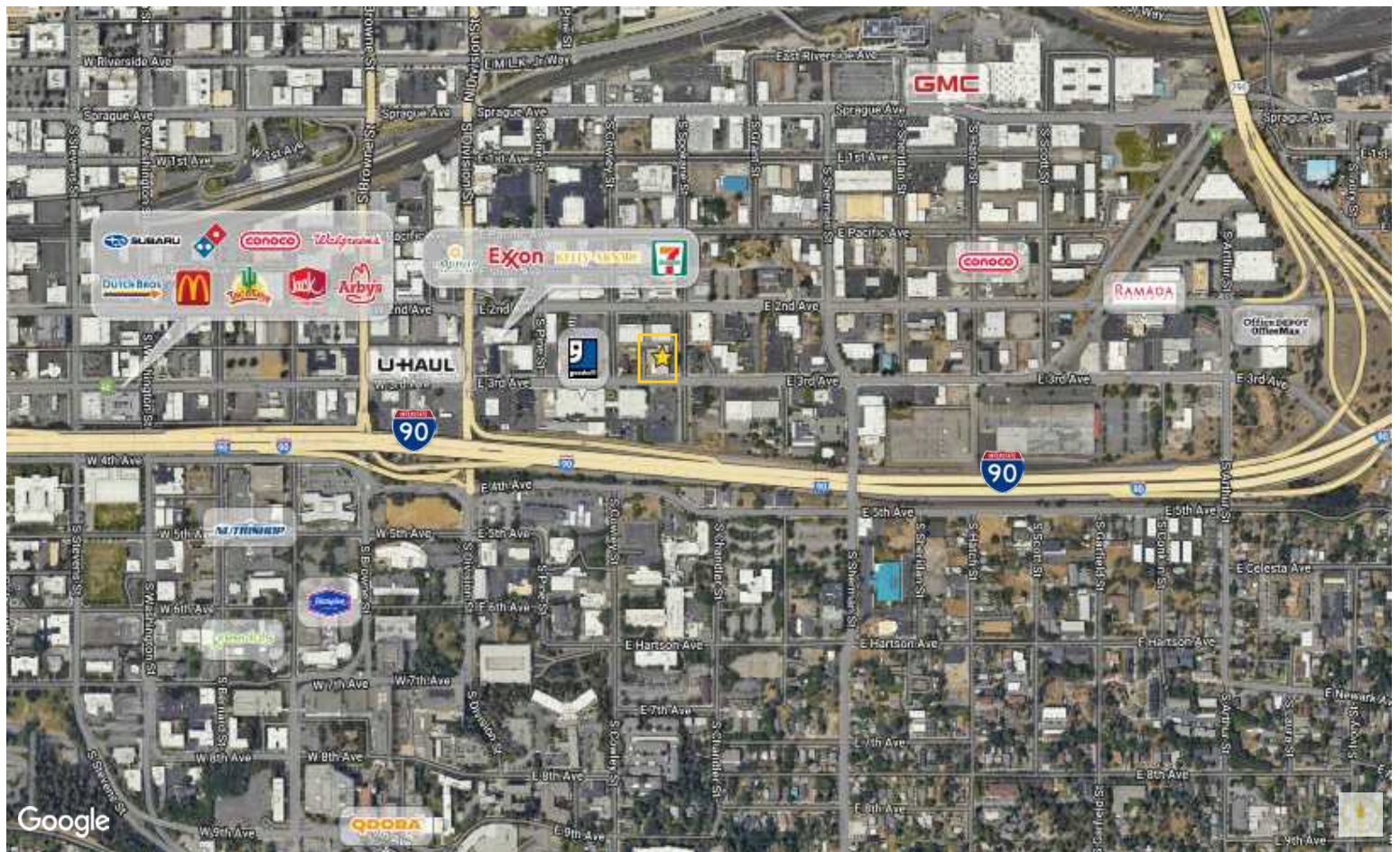
**Tenant Incentives Available - Call Broker for Details*



SURROUNDING AREA

225 E 3rd Avenue
Spokane, WA 99202





MEDICAL/OFFICE/RETAIL SPACE FOR LEASE

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OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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