



Rendering Photos Courtesy of  
Interurban Development

## FOR SALE

### MIXED USE REDEVELOPMENT OPPORTUNITY

#### 120 N. Magnolia St. Spokane, WA 99202

- LOCATION:** Great central location in the City of Spokane's revitalized Sprague Union District, minutes to downtown, consisting of an entire city block; Originally built as McKinley School which operated from 1902-1965 and is on the National and Spokane Historic Register
- SITE:** ±108,750 SF (±2.5 ac); parcel # 35163.3001; CSO Stormwater Retention Tank on the southeast portion of site
- ZONING:** CC1, Center and Corridor per City of Spokane, allows for residential, limited industrial, office, entertainment, restaurant, winery, retail, etc.
- IMPROVEMENTS:** Total SF: ±56,503 SF in two (2) buildings
- Former McKinley School Bldg:** ±44,461 SF total area on three (3) floors plus basement
- 1st Floor: ±12,522 SF
- 2nd Floor: ±11,440 SF
- 3rd Floor: ±11,501 SF
- Basement: ±8,998 SF
- Utilities: No heat; water & sewer serviced by City of Spokane
- Type: Brick
- Age: 1898 per county records
- Warehouse Bldg:** Total Area: ±12,042 SF Footprint (9,800 SF warehouse area; ±2,242 SF covered dock area)
- Type: Concrete, dock high loading with ramp
- Age: 1971
- Utilities: No heat, uninsulated; no water or sewer service to this building
- NOTE:** Warehouse leased month to month for furniture storage and month to month ground lease for CDL Testing
- SALE PRICE:** \$3,750,000.00

Contact Listing Agent for architectural plans for the planned mixed use residential redevelopment project with up to four (4) buildings

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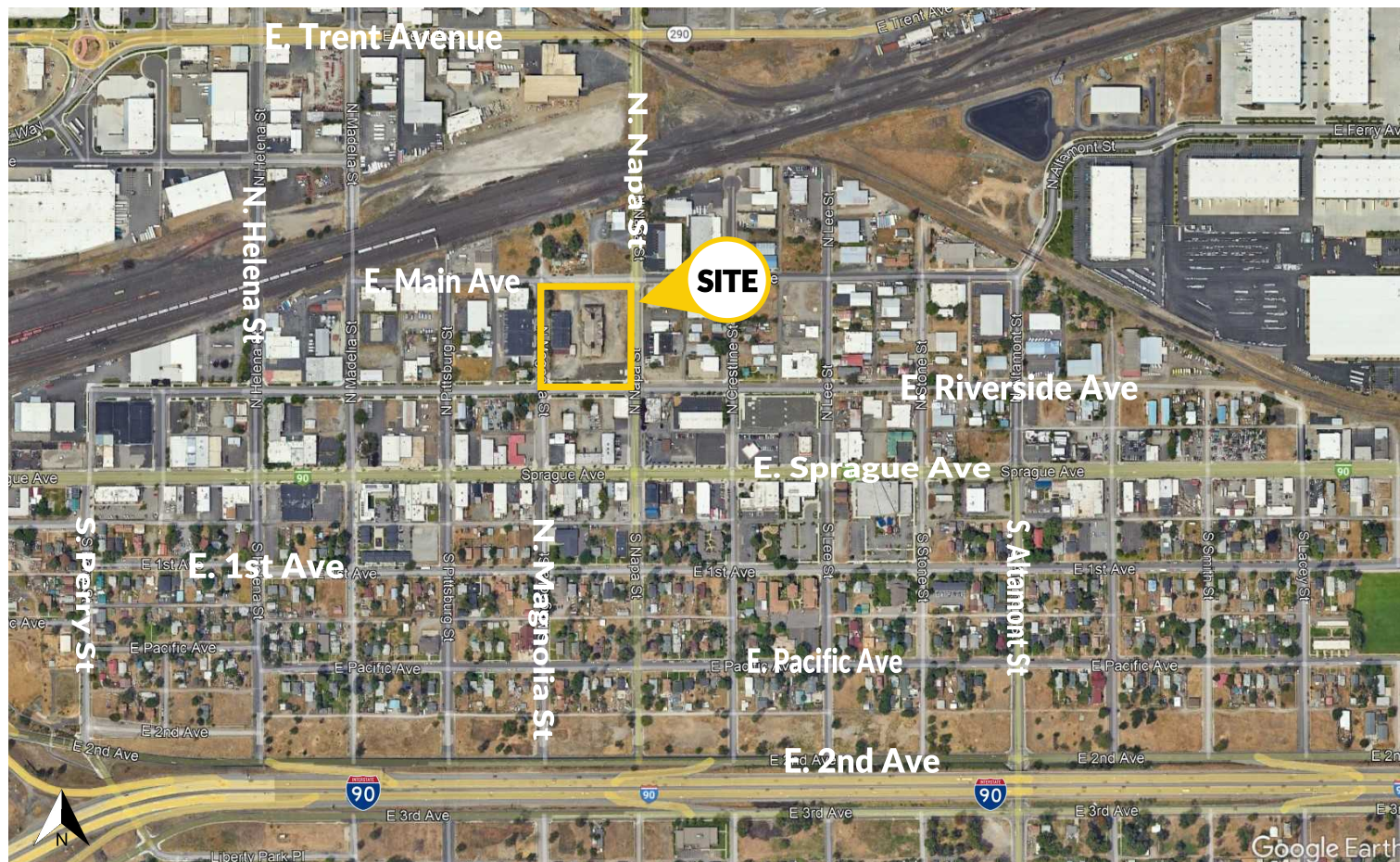
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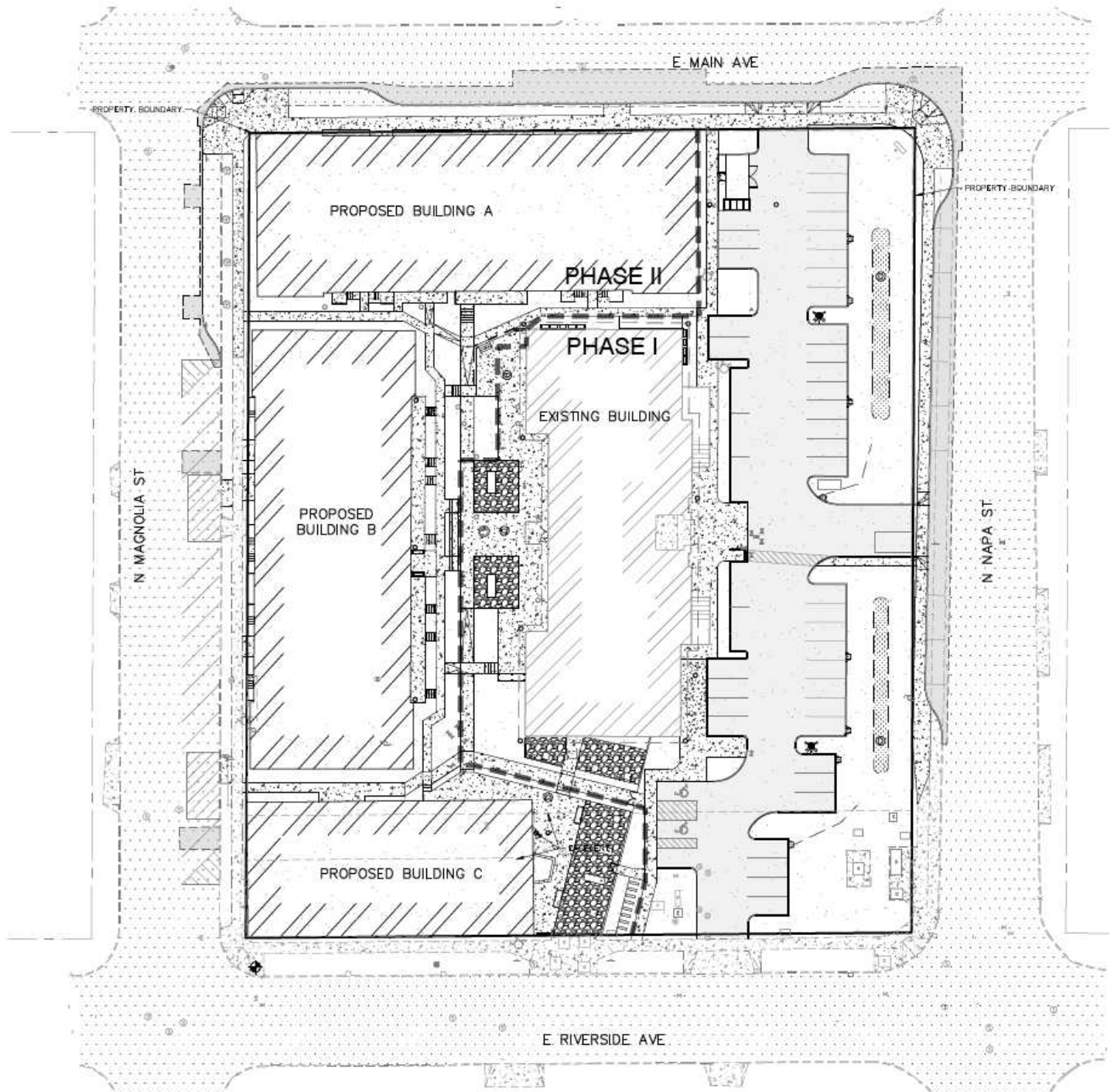


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# SITE PLAN

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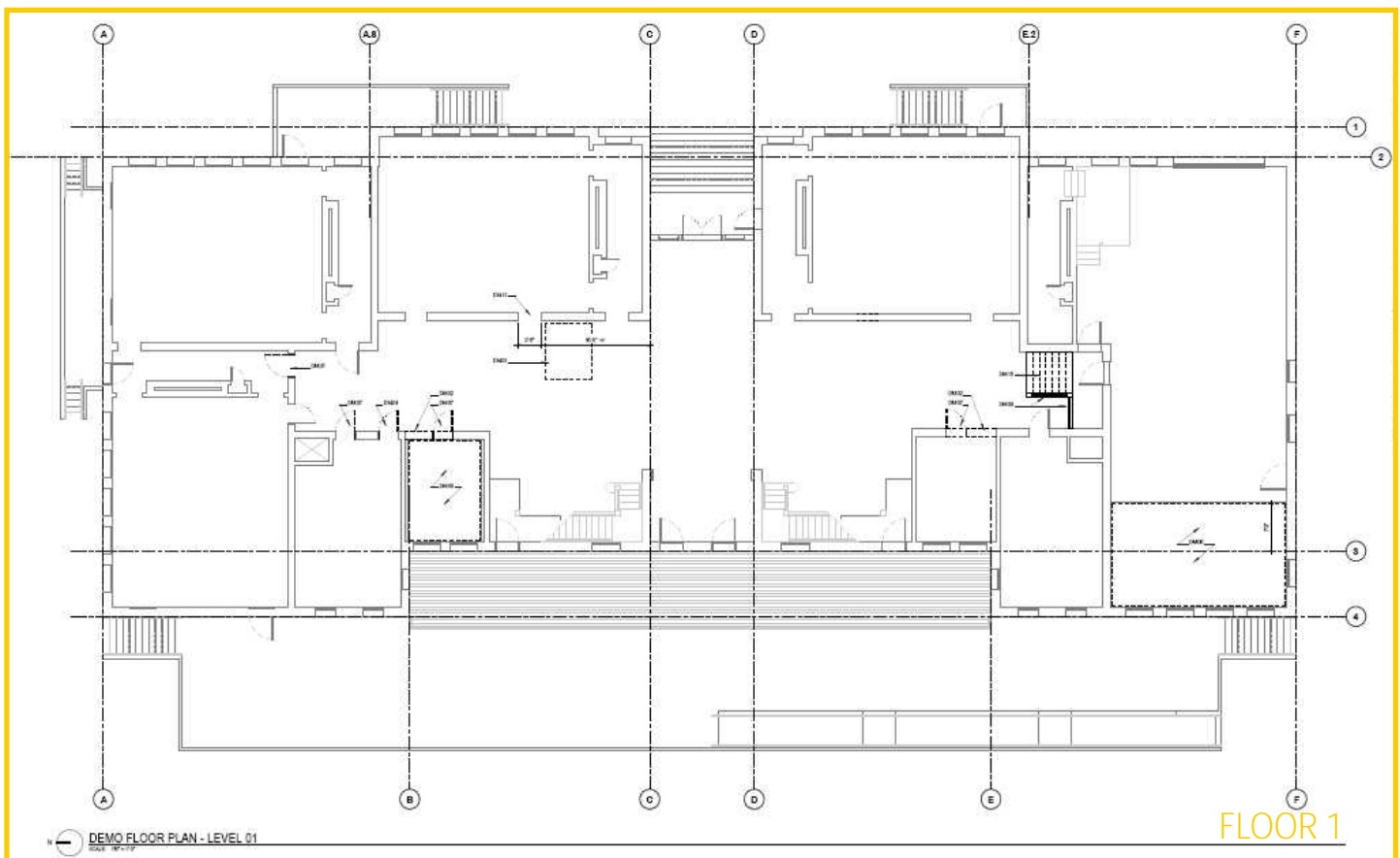
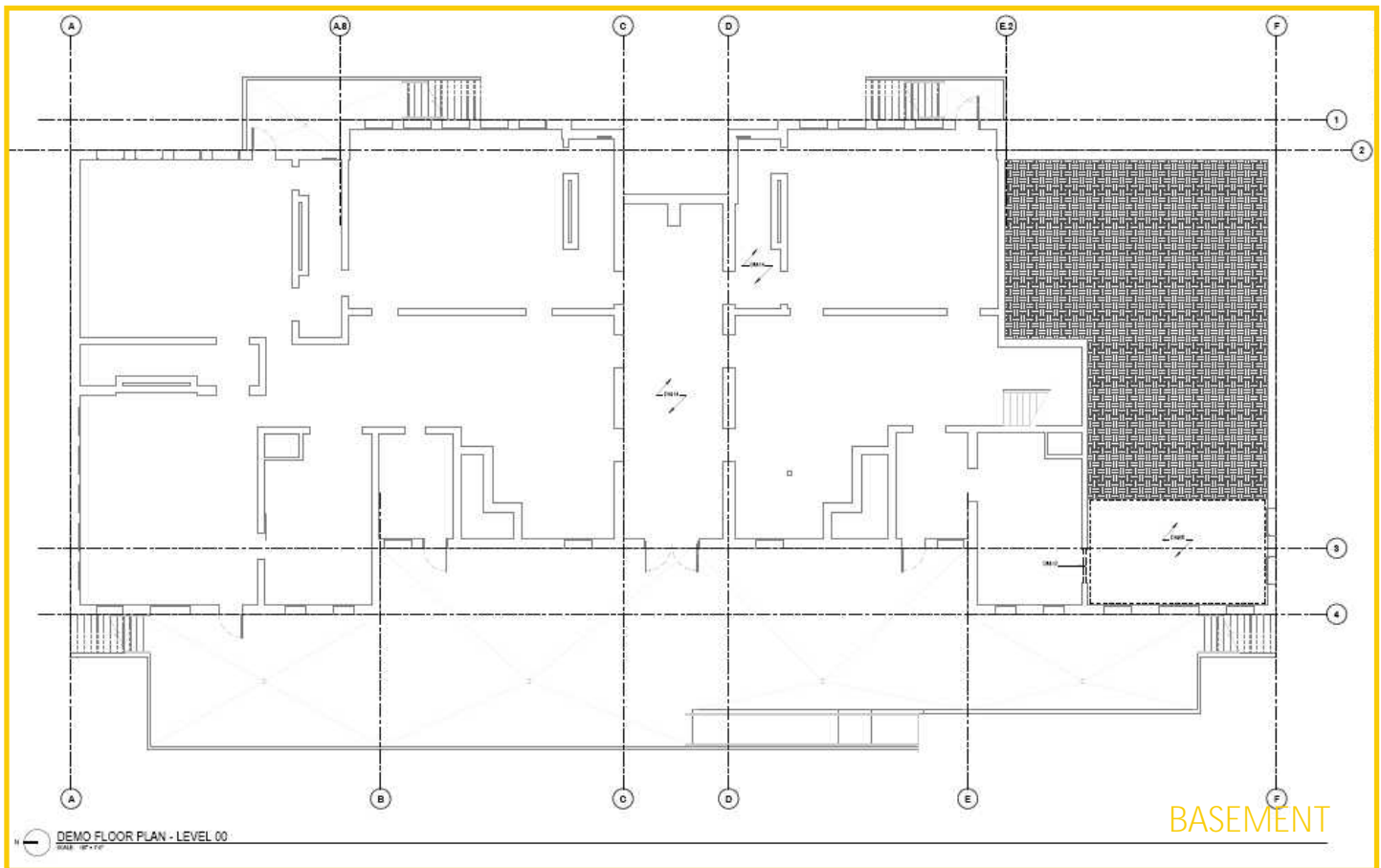
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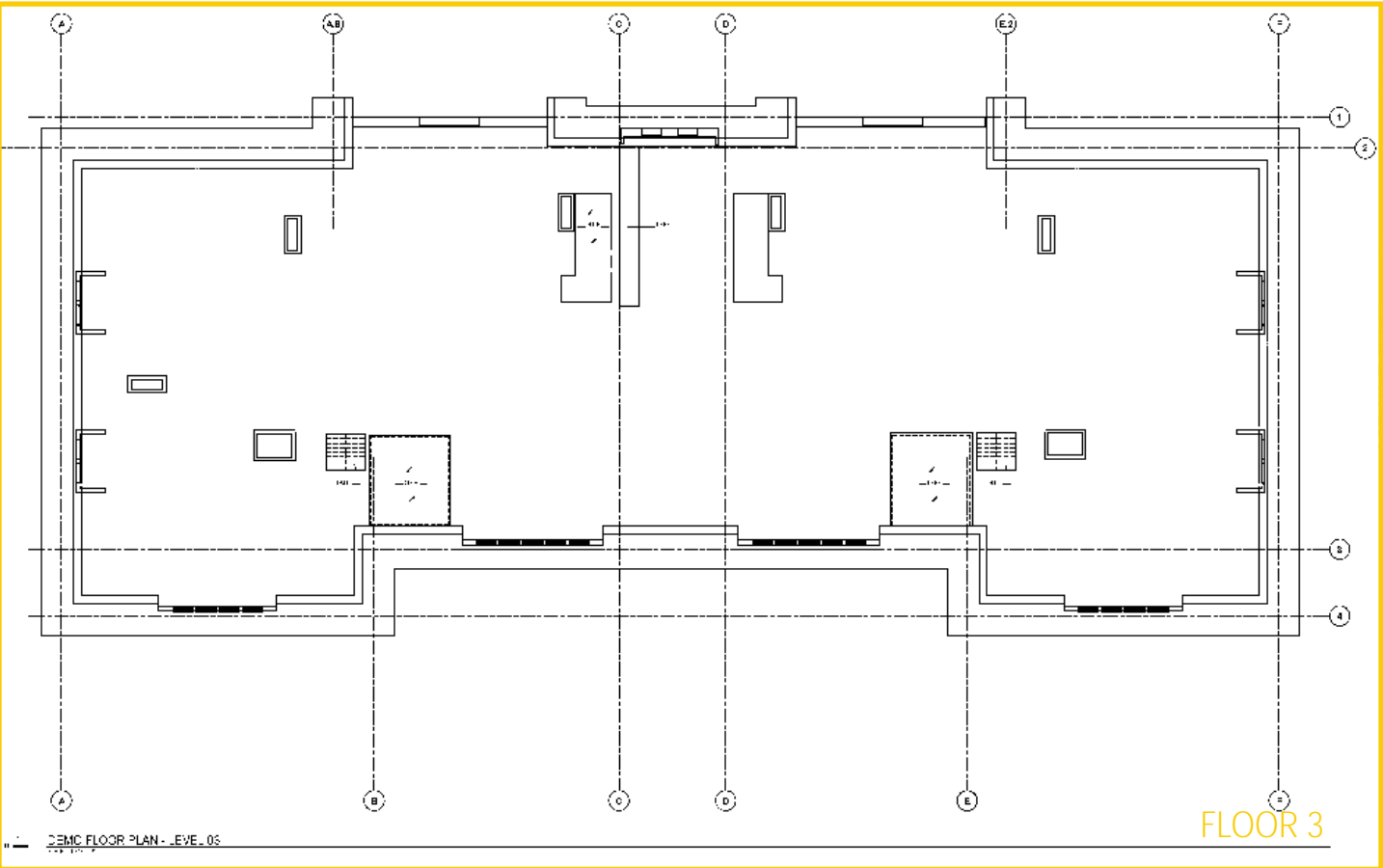
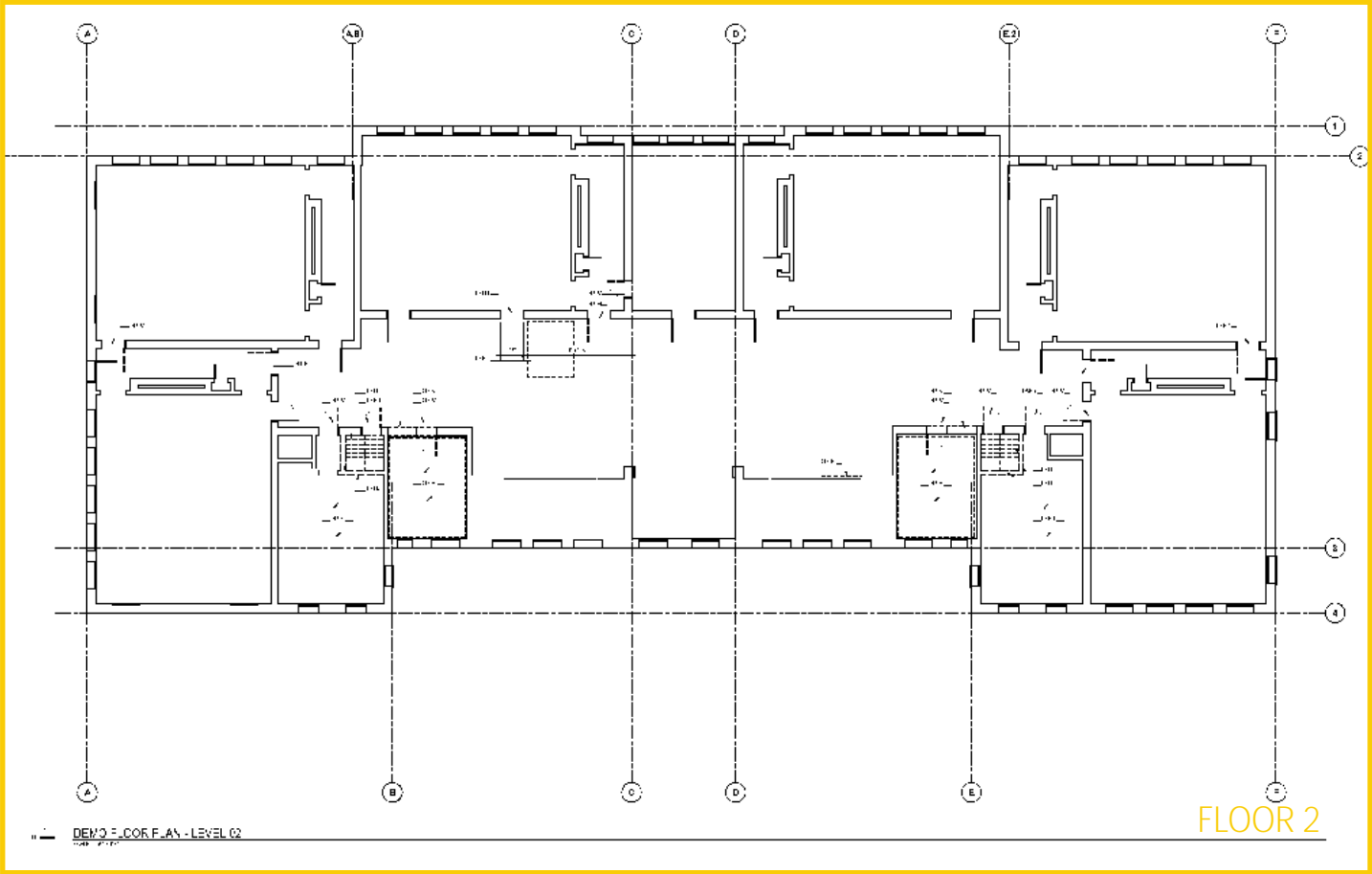
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**McKinley School Bldg.  
Basement & Floor 1**

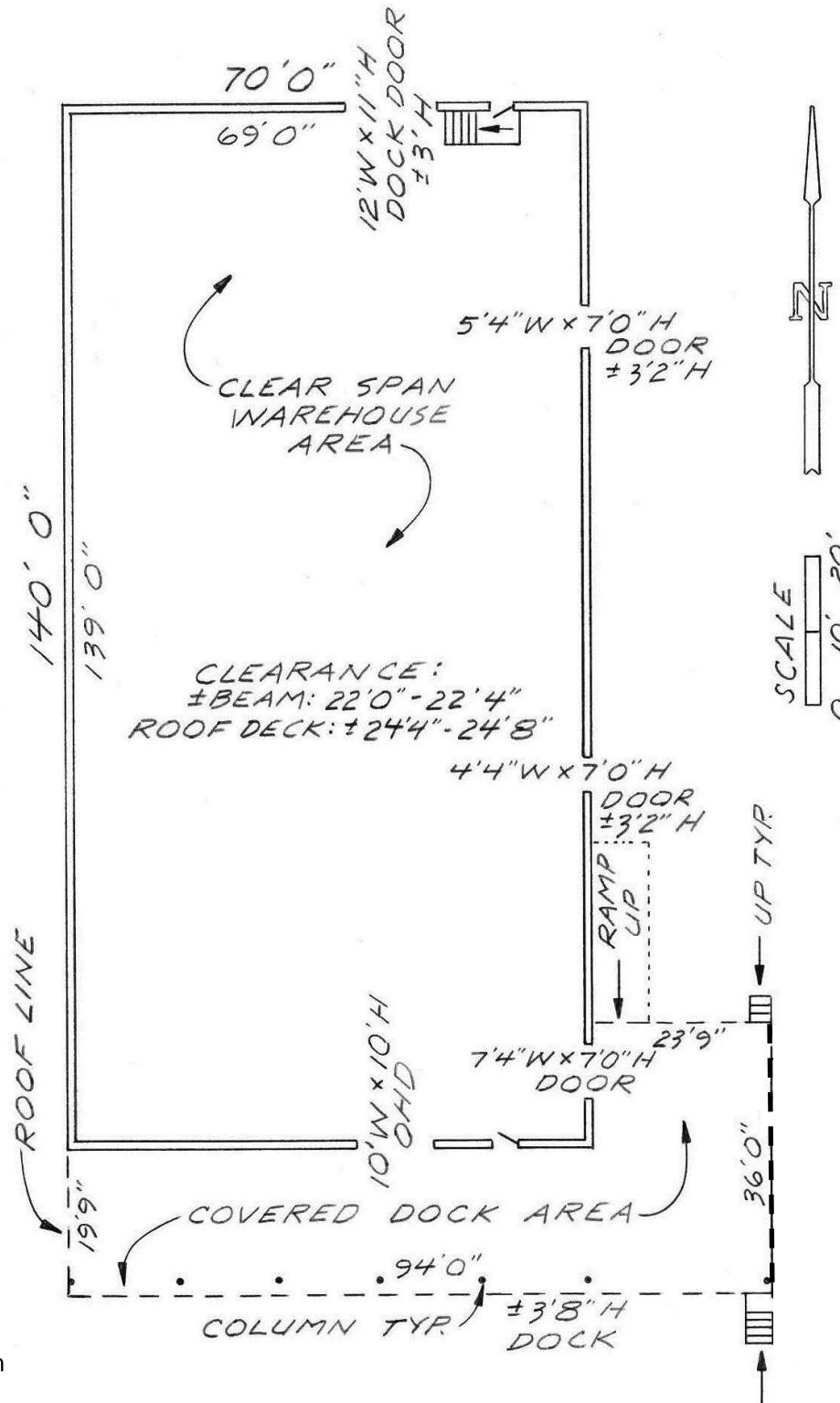
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# Existing Warehouse Cold Storage

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