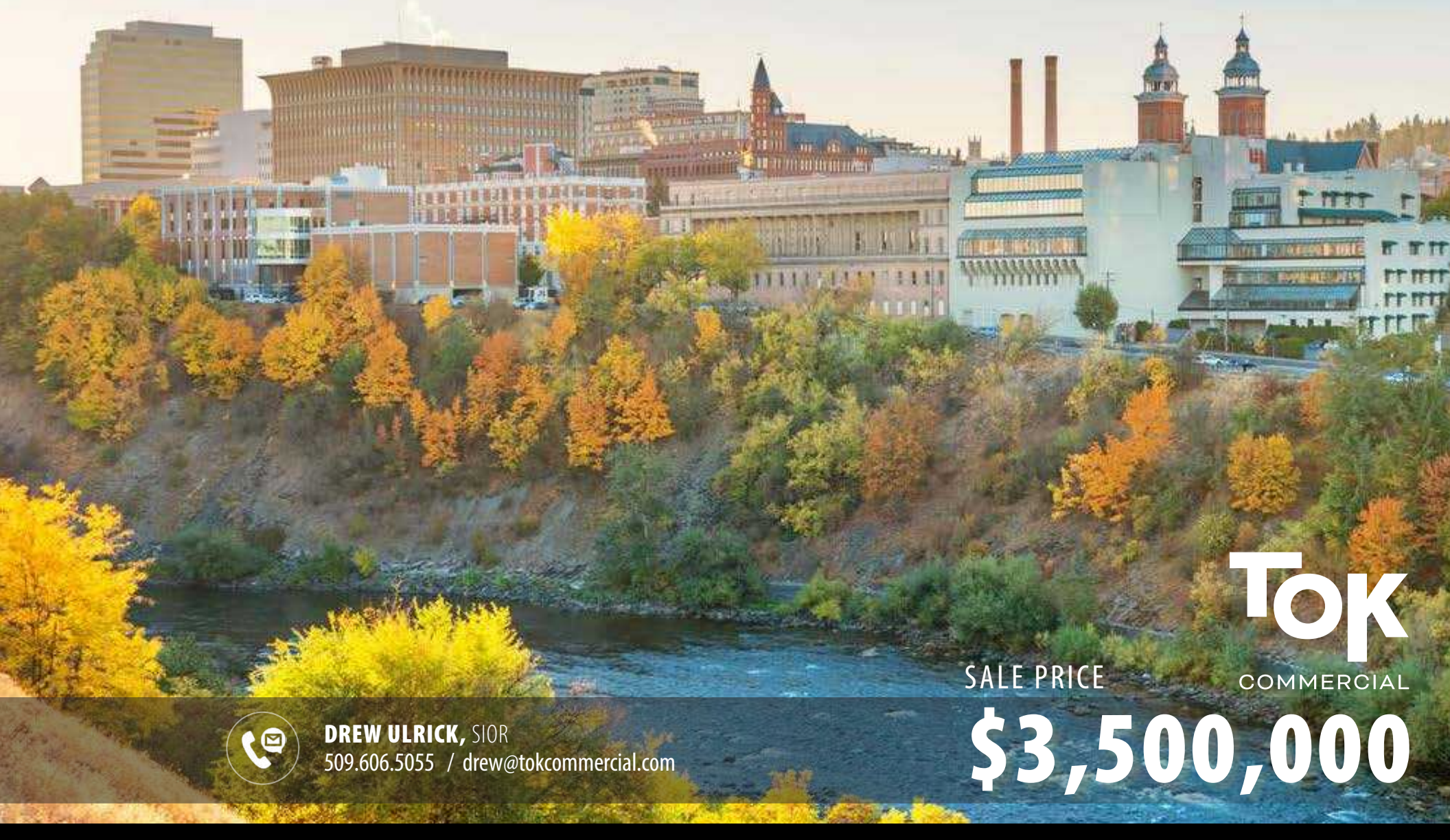


PRIME OWNER/USER RETAIL OPPORTUNITY

# 0 N DIVISION ST

SPOKANE, WASHINGTON 99208



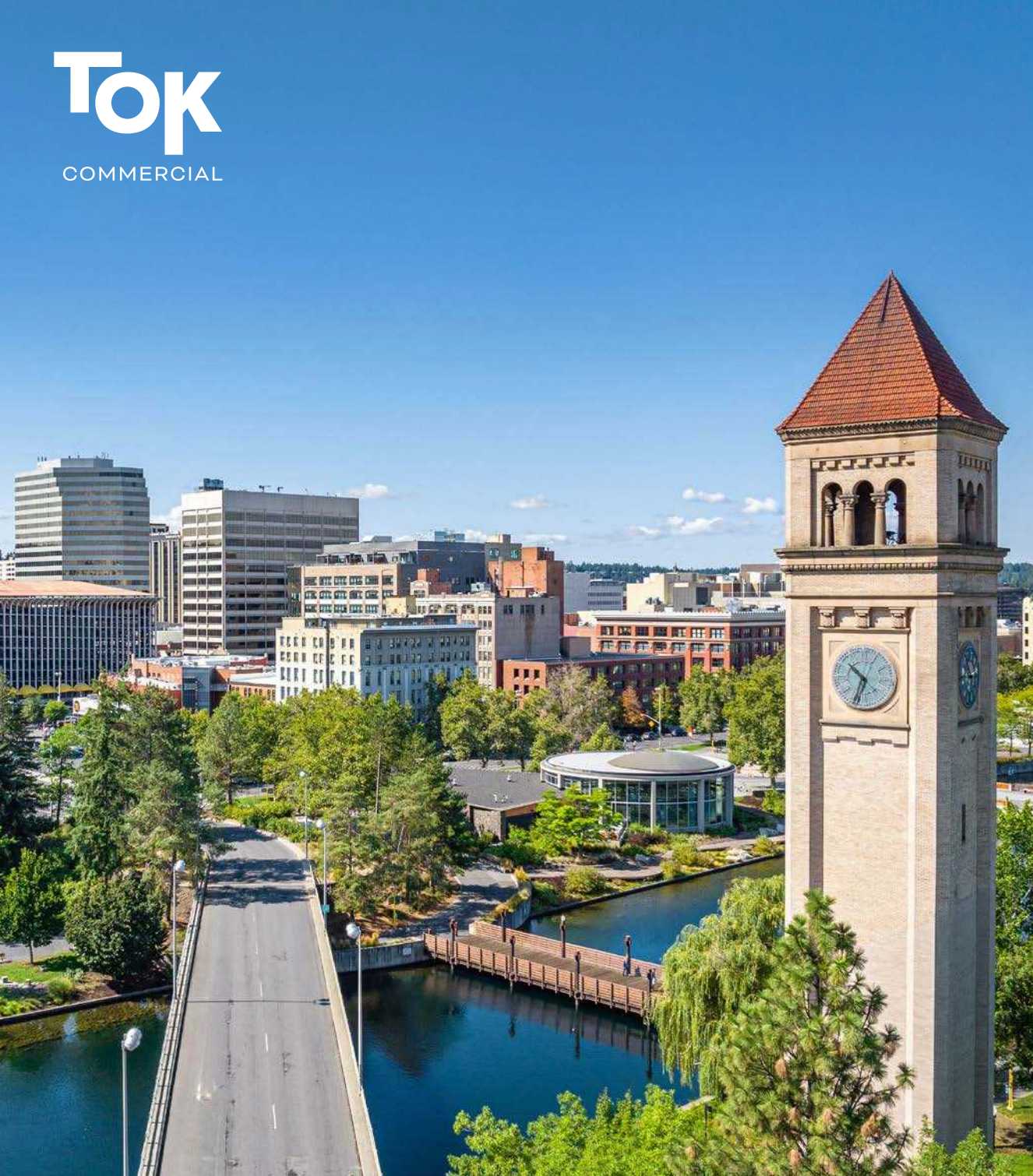
**DREW ULRICK**, SIOR  
509.606.5055 / [drew@tokcommercial.com](mailto:drew@tokcommercial.com)

SALE PRICE

**\$3,500,000**

**Tok**  
COMMERCIAL





# PROPERTY DETAILS

property description	Single Tenant Owner/User Retail
building size	24,000 Sq. Ft.
lot size	1.26 AC
parking	45 Stalls
zoning	RC - Regional Commercial
property class	A

sale price **\$3,500,000**

- Class A single tenant retail building.
- Ample parking.
- Located on Spokane's primary retail corridor Division Street. Division Street garners Spokane's largest traffics counts of 38,438 AADT.



1 MILE RADIUS



POPULATION



TOTAL RETAIL EXPENDITURE



AVG. HOUSEHOLD INC.

17,574

\$328.78M

\$74,950

3 MILE RADIUS



POPULATION



TOTAL RETAIL EXPENDITURE



AVG. HOUSEHOLD INC.

118,883

\$2.29B

\$92,321

5 MILE RADIUS



POPULATION



TOTAL RETAIL EXPENDITURE



AVG. HOUSEHOLD INC.

208,164

\$4.02B

\$94,440

# Tok

COMMERCIAL





PRIME OWNER/USER RETAIL OPPORTUNITY

**0 N DIVISION ST**

SPOKANE, WASHINGTON 99208

**FULL  
OFFERING**



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