

# Retail For Sale



## Spokane Valley Retail on Sprague Ave

11812 E Sprague Ave, Spokane Valley, WA, 99206

Retail: Freestanding For Sale

Prepared on August 26, 2025

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	Specialty	Gross Sched. Rents	\$128,568
Total Available Space	7,178 SF	Tax Year	2025
Asking Price	\$1,836,686	Vacant	No
Listing Price Per SF	-	Available Date	Now
Cap Rate (Actual)	7%	Days On Market	78 days
NOI	\$128,568	Date Listed	6/09/2025
Terms	as agreed	Last Modified	8/26/2025
Investment	Yes	Listing ID	42877249
Signage	On Building & Free-Standing	Parking Spaces	29
Show Instructions	Call broker		

### Description

Retail Store on busy Sprague Ave near the Spokane Valley Post Office, currently leased through 4-30-2028 with option to extend 5 years. The nearby storage units at 11626 E 1st and 11706 E 1st Ave parcel are currently used by the business and are listed separately.

### Property Features

#### Location Details

Address	11812 E Sprague Ave, Spokane Valley...	County	Spokane
Zoning	CMU	Parcels	45211.0311
Submarket	CBA Spokane Valley	Name	11812 E Sprague Avenue

Building Details

Sub Type	Freestanding	Floor Size	7,178 SF
Building Status	Existing	Rentable Space	7,178 SF
Building Size	7,178 SF	Air Conditioned	Yes
Land Size	0.6 Acres / 25,950 SF	Heated	Yes
Number of Buildings	1	Security System	yes
Property Rent	\$18.47/SF (Average)	Electricity	Yes, Municipal Utility District
Number of Floors	1	Water	Yes, Municipal Utility District, Modern
Year Built	1957	Sanitary Sewer	Yes, County, Spokane County
Occupancy Type	Single Tenant	Natural Gas	Yes, Private, Avista
Parking Spaces	29	Other Utility	Yes, Private
Parking Ratio	4/1000	Rail Service	No
Retail Space	7,178 SF		

Property Listings


1 Listing | 7,178 SF | \$1,836,686

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	-	-	7,178 SF	\$1,836,686	Now

Additional Photos



Contact

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