

# Retail For Sale

**RE/MAX**  
COMMERCIAL

Re/Max of Spokane-Commercial

128 E Nora Ave Ste E Spokane Valley, WA 99216 | 509-922-3000

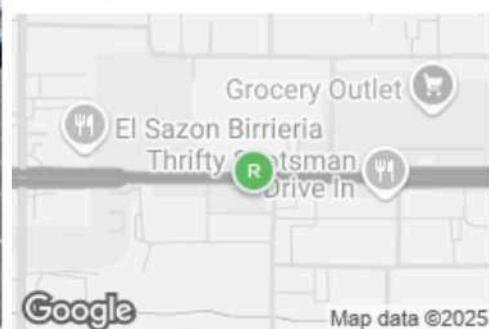
## Spokane Valley Retail on Sprague Ave

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

### 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	<b>11812 E Sprague Ave, Spokane Valley...</b>	County	<b>Spokane</b>
Zoning	<b>CMU</b>	Parcels	<b>45211.0311</b>
Submarket	<b>CBA Spokane Valley</b>	Name	<b>11812 E Sprague Avenue</b>

## Building Details

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

## 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



**Tom Watson-Mgr.Broker**

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