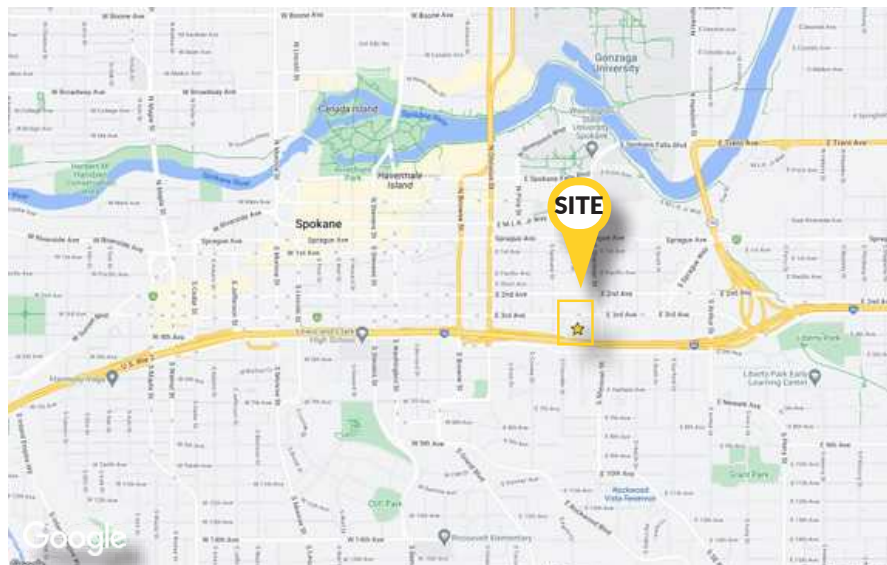




## COMMERCIAL LAND READY FOR DEVELOPMENT

**SALE PRICE** ~~\$1,450,000~~ \$1,250,000  
**LEASE PRICE** **CONTACT LISTING BROKER**

Total Lot Size: ±42,140 SF (±0.97 AC)  
 Zoning: GC-150  
 ParcelNumbers: 35202.3205, 35202.3206, 35202.3221,  
 35202.3225 & 35202.3229



KIEMLEHAGOOD.COM

## DEVELOPMENT LAND

324-328,334S.Grant Street  
 Spokane, WA 99202

**VIEW  
LOCATION**



**STEVE MCINTOSH, BROKER**  
 509.755.7546  
 sjm@kiemlehagood.com

**KIEMLE  
HAGOOD**

# DEVELOPMENT LAND

324-328, 334 S. Grant Street

The sites included are comprised of  $\pm 42,140$  SF or  $\pm 0.97$  Acres. This includes approximately  $\pm 10,000$  SF of frontage on Grant street that is currently under the administrative process of being vacated with the city of Spokane, The estimated cost of \$84,150 will be credited to the buyer at closing.

The property offers an outstanding development opportunity. The zoning GC-150 allows for a broad range of commercial uses with an allowable height of up to 150” for the improvements. The property is well located in the U-District, readily accessible to the Medical Centers and offers excellent exposure from Interstate 90.

## VIEW OF PROPERTY FROM GRANT STREET





## DEVELOPMENT LAND

324-328,334S. Grant Street  
Spokane, WA 99202

### STEVE MCINTOSH, BROKER

509.755.7546 sjm@kiemleahagood.com

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

**KIEMLE  
HAGOOD**

### OFFICE LOCATIONS

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.