

FOR SALE

Office/Showroom/Land

14909 E SPRAGUE AVE

Spokane, WA 99216

PRESENTED BY:

OMAR SADAoui, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,665,000
BUILDING SF:	7,514 SF
LOT SIZE:	2.03 AC 88,610 SF
YEAR BUILT:	1986/2006
ZONING:	Corridor Mixed Use
MARKET:	Spokane Valley
APN:	45144.2146, 45144.1940, 45144.1941

PROPERTY OVERVIEW

Offering over 380 feet of frontage on Sprague Avenue, this three-parcel assemblage spans 2.03 acres in a prime Spokane Valley location between Progress and Adams. The site includes a 5,014 SF retail/office showroom with a new TPO roof (2023) and a 2,500 SF shop/warehouse. With average daily traffic exceeding 24,000 vehicles, this property offers a strong opportunity for owner-users, developers, or investors. Parcels may be sold individually or together (Contact listing broker for details).

PROPERTY HIGHLIGHTS

- Three (3) curb cuts onto Sprague for isolated ingress/egress
- Fully fenced and secured properties with wrought iron and vinyl fencing
- Three (3) fully motorized gates with remote access
- Flexible CMU Zoning allows for light manufacturing, retail, multifamily, and offices

OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

EXTERIOR PHOTOS



OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

INTERIOR PHOTOS



OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

PARCELS



OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

14909 E SPRAGUE AVE



OFFERING SUMMARY

SALE PRICE:	\$1,350,000
LOT SIZE:	0.52 Acres
BUILDING SIZE:	5,014 SF
PRICE/SF:	\$269/SF
PROPERTY TYPE:	Office/Retail>Showroom
YEAR BUILT/RENOVATED:	1986/2006
APN:	45144.2146

FLOORPLAN AVAILABLE - CONTACT BROKER

OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

PROPERTY HIGHLIGHTS

- New TPO Roof in 2023
- 6 Private offices
- 2 open bullpen areas + Reception area
- Conference/Breakroom
- Motorized gates and perimeter fencing
- Designed for 22 dedicated parking spots
- Two RTU's for heating and cooling
- Showroom and Warehouse areas with overhead doors
- Can be combined with adjacent parcel for more parking, land, and warehouse

14817-14823 E SPRAGUE AVE



OFFERING SUMMARY

SALE PRICE:	\$1,315,000
LOT SIZE:	1.51 Acres 65,960 SF
BUILDING SIZE:	2,500 SF
PRICE/SF:	\$19.94/SF (Land)
PROPERTY TYPE:	Warehouse / Land
APN:	45144.1940, 45144.1941

PROPERTY HIGHLIGHTS

- Fully fenced with motorized gate and graveled land
- 2 Drive-In Doors with 3-Phase power
- Shop has a restroom connected to sewer
- Parcel is approximately 230-feet of frontage and 280-feet deep
- One curb cut providing ingress/egress onto Sprague
- Potential to further develop or use/lease as-is
- Can be purchased independently or combined with adjacent parcel

OMAR SADAQUI, CCIM

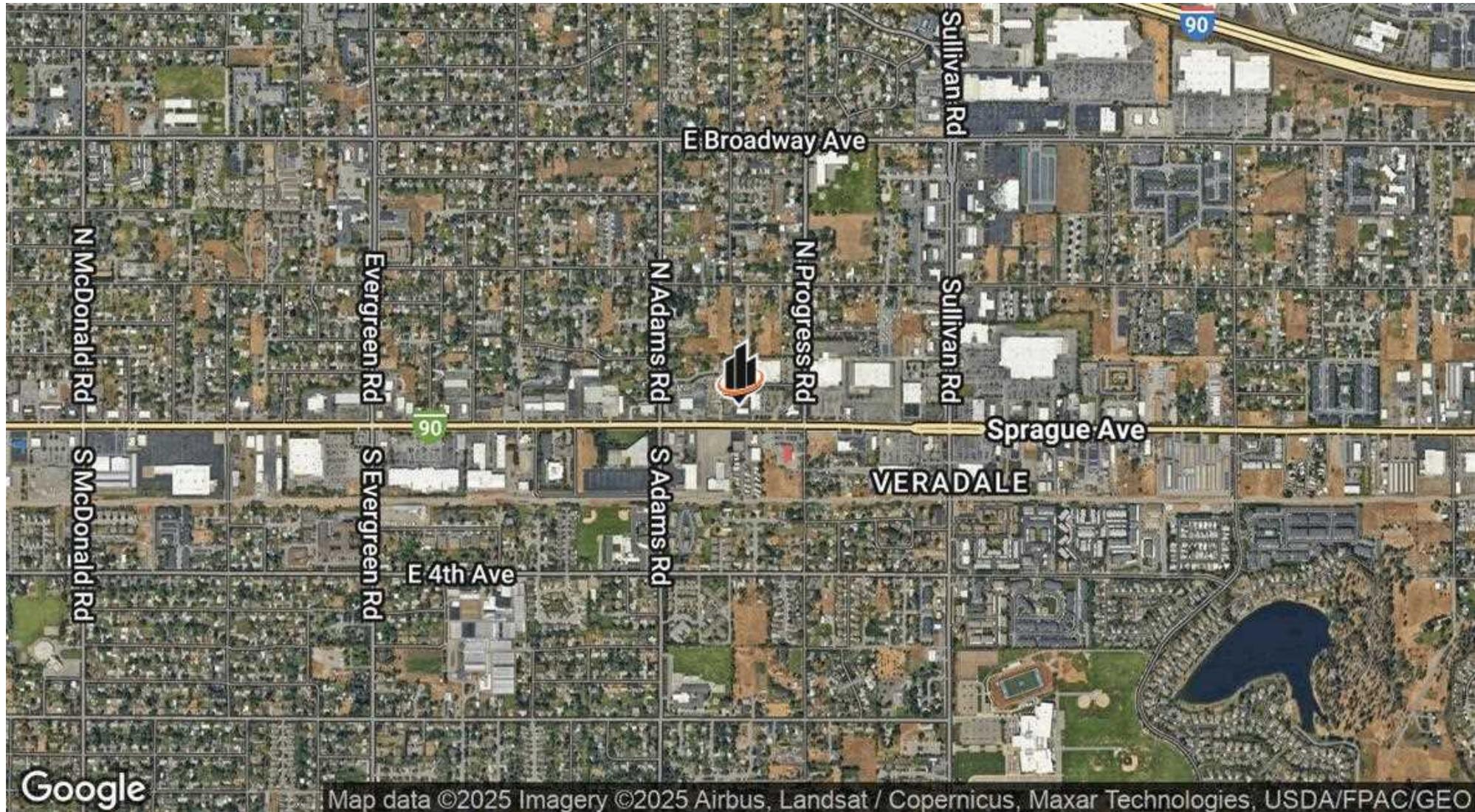
Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

LOCATION MAP



OMAR SADAQUI, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,637	80,422	127,530
AVERAGE AGE	41	40	41
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	43	41	42
HOUSEHOLDS & INCOME			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,276	32,243	50,879
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$74,961	\$92,142	\$98,287
AVERAGE HOUSE VALUE	\$344,409	\$439,780	\$463,871

Demographics data derived from AlphaMap



OMAR SADAQUI, CCIM
 Advisor
 C: 509.601.0695
 omar.sadaoui@svn.com
 WA #22008121

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

OMAR SADAoui, CCIM

Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121