



FOR SALE

Office/Showroom/Land

14909 E SPRAGUE AVE

Spokane, WA 99216

PRESENTED BY:

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Advisor

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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

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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PARCELS



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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	

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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

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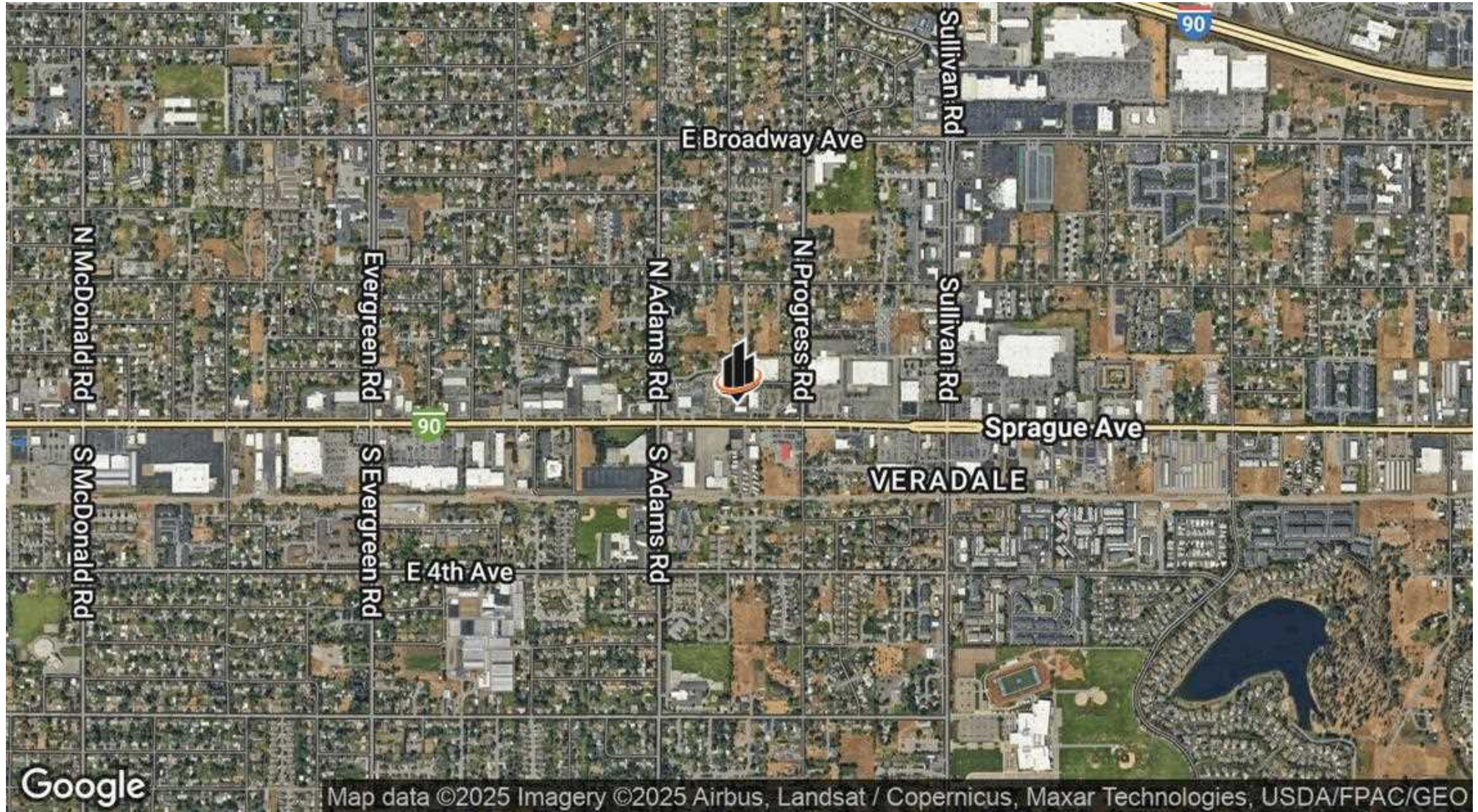
OFFICE SHOWROOM AND LAND | 14909 E Sprague Ave Spokane, WA 99216



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

LOCATION MAP



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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



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