

# MULTI-TENANT INVESTMENT OPPORTUNITY



# FOR SALE

## THE WETZEL BUILDING

114 W. Pacific Avenue  
Spokane, WA 99201

**OFFICE | MULTI-TENANT | OPPORTUNITY**

**Sale Price | \$975,000.00**

	NOI	CAP RATE
<b>3 Year Historic Avg 2022-2024</b>	\$68,342	7.01%
<b>Mid Year Estimate 2025</b>	\$70,666	7.25%

*CURRENT VACANCY is under 2%. Building has maintained very low vacancy rates for years.*

**TIM KESTELL, BROKER**

509.755.7542

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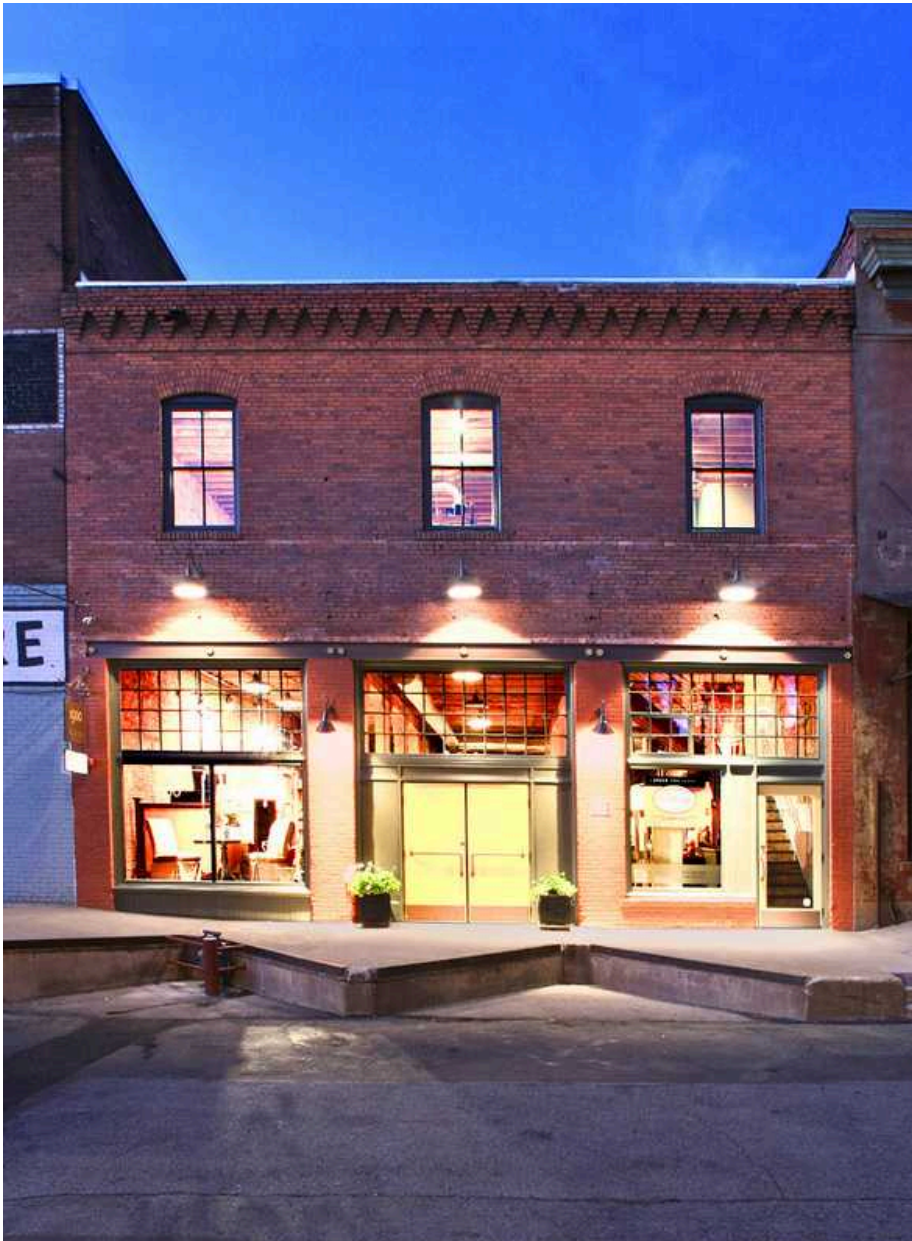
**JAY CARSON, BROKER**

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**KIEMLEHAGOOD**

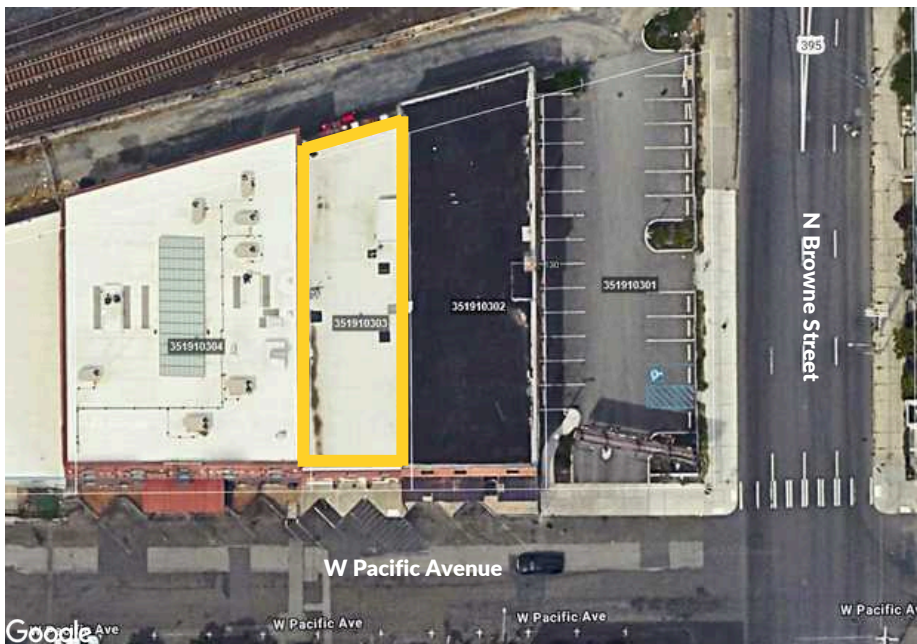




**THE HISTORIC WETZEL BUILDING** is made up of renovated brick and timber featuring a creative open design with brick walls, wood floors and skylights.

#### **BUILDING | HIGHLIGHTS**

- Conference Room
- Common Kitchenette
- Outdoor Balcony
- Free Street Parking



**SALE PRICE | \$975,000**

**Building Size | ±13,038 SF**

**Land Size | ±4,603 SF**

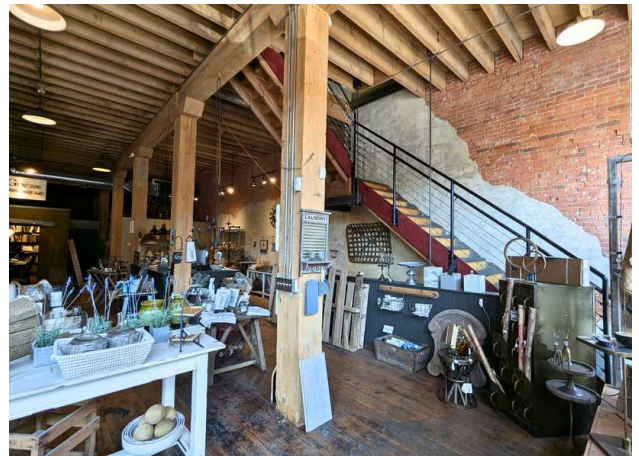
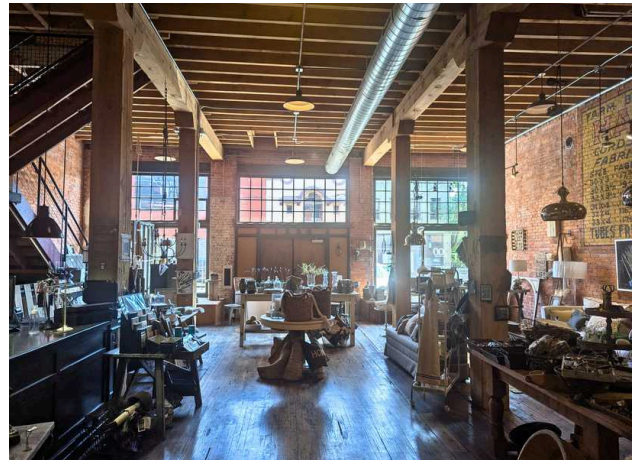
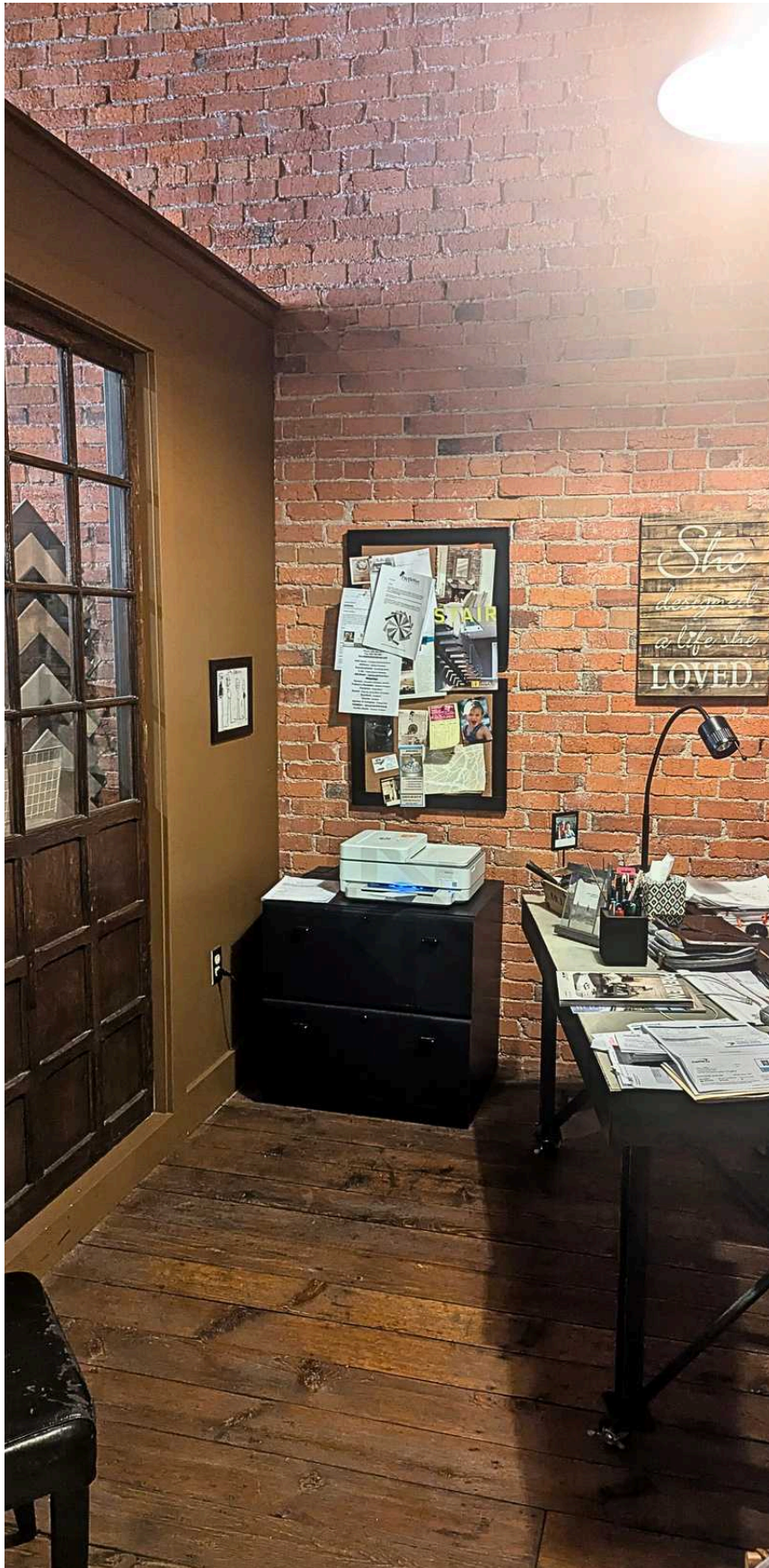
**Zoning | Downtown General DTG**

**Year Built | 1906**

**Parcel Number | 35191.0303**

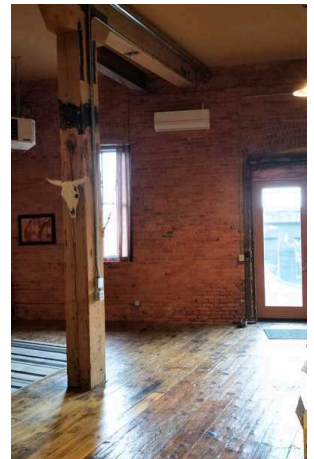


# PHOTOS | SUITE 100



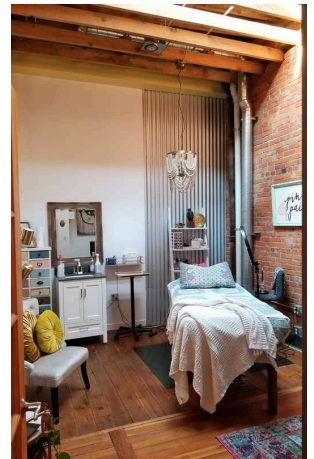
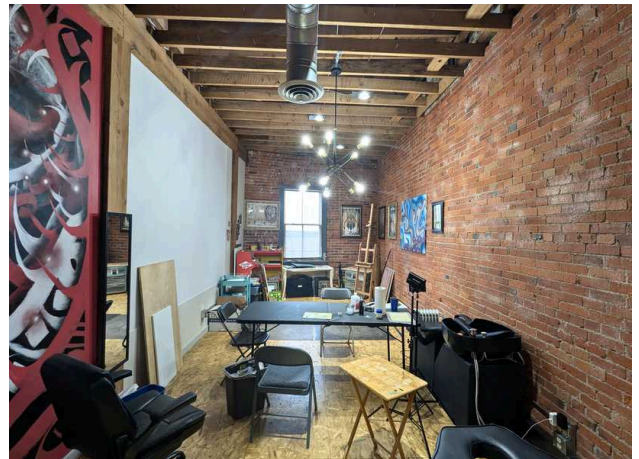
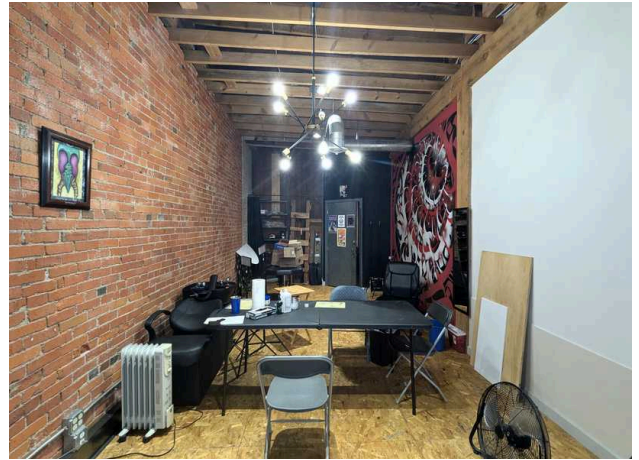


## PHOTOS | SUITE 101



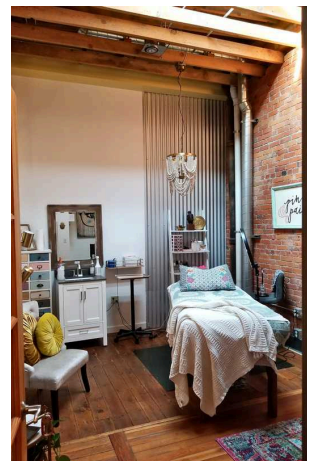
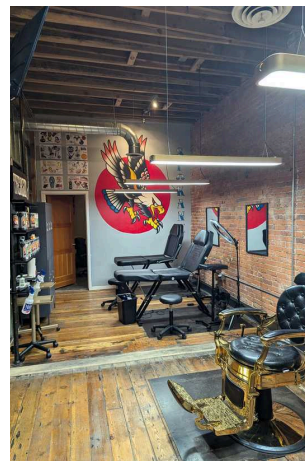
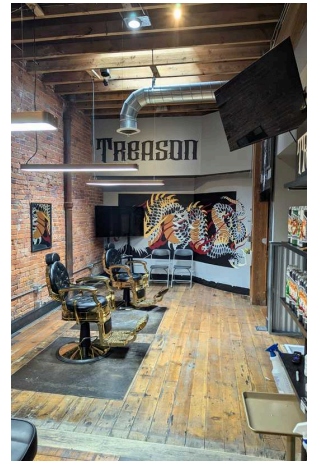
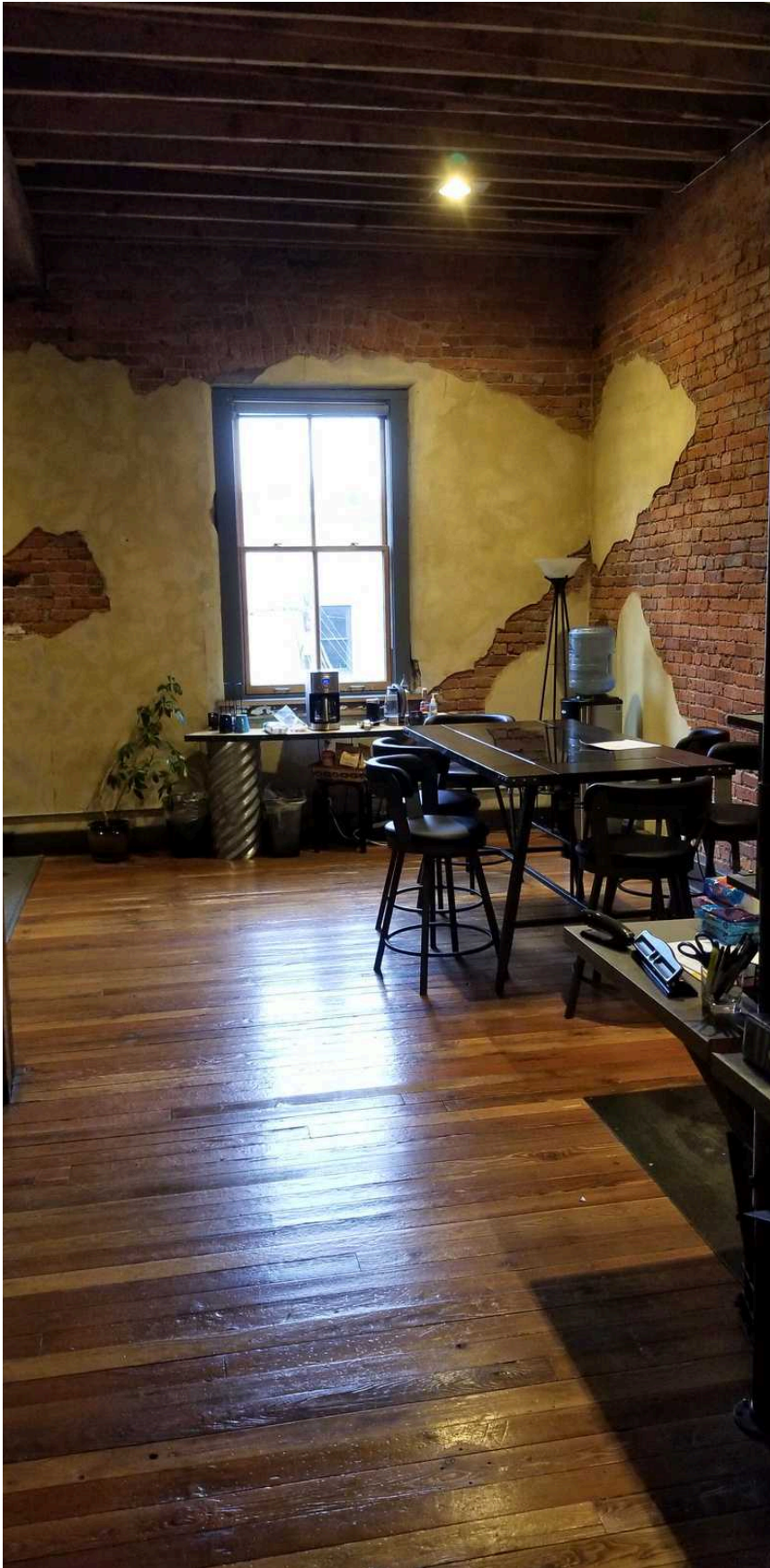


## PHOTOS | 2ND LEVEL

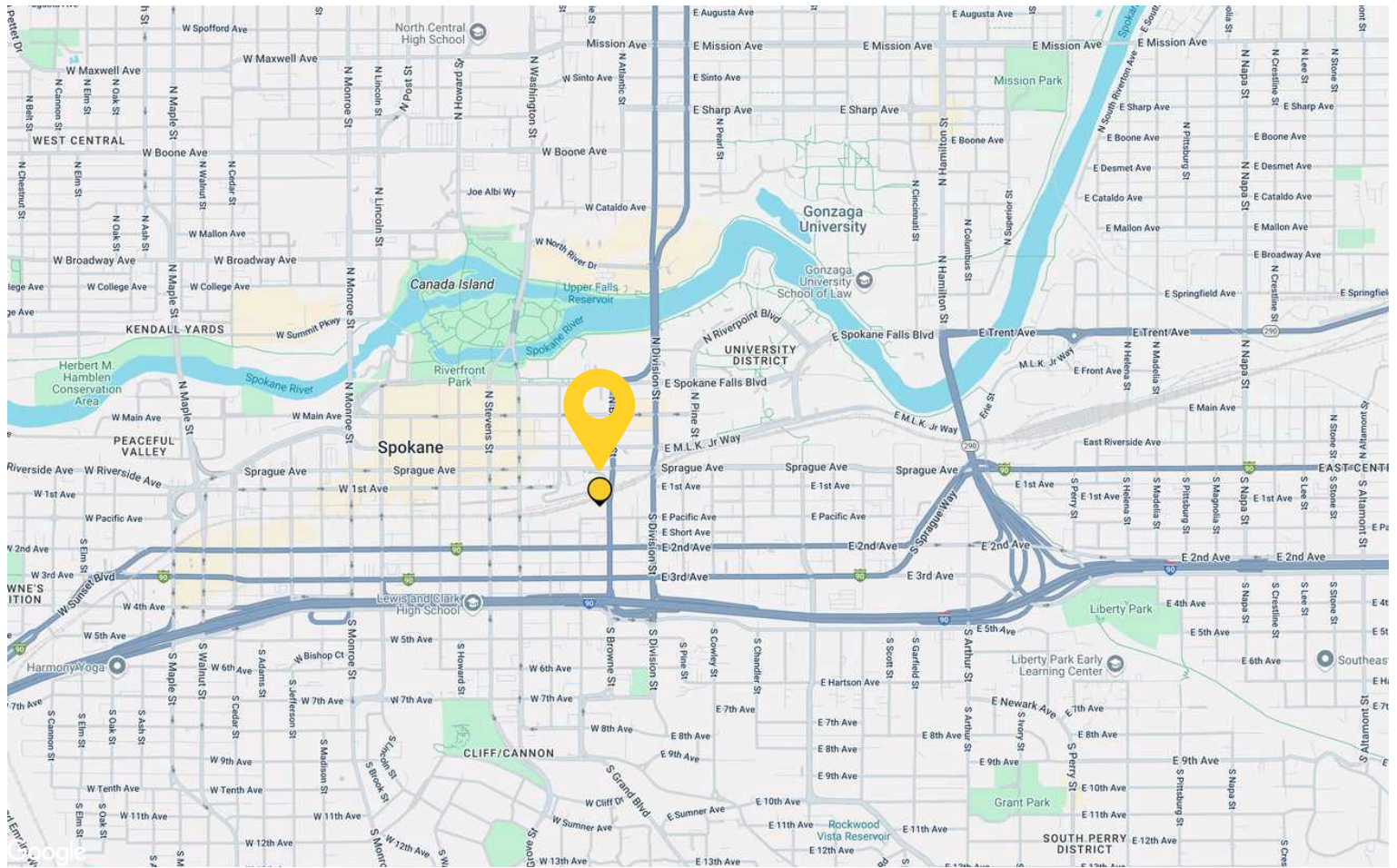




## PHOTOS | 2ND LEVEL SUITES







## DEMOGRAPHICS

Est Pop 2025  
 Projected Pop 2030  
 Proj Ann Growth (25-30)  
 Est Daytime Pop  
 2025 Average HHI  
 2025 Median HHI

## 1 MI

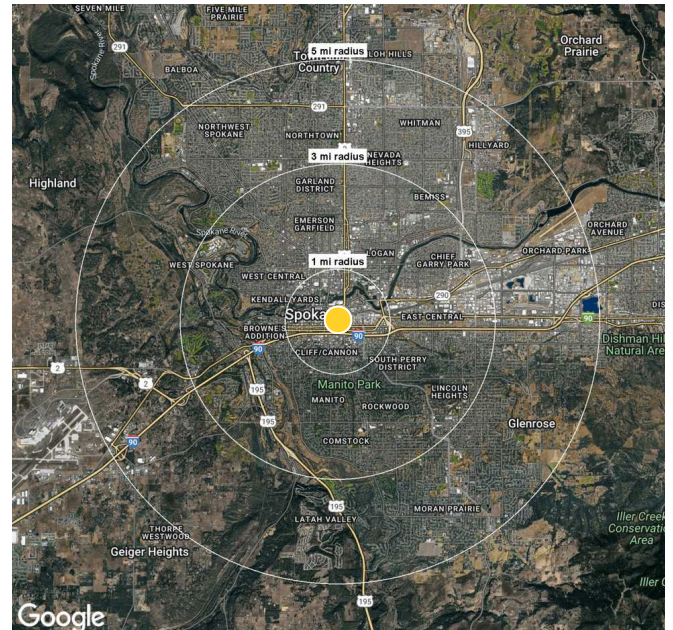
15,424  
 16,133  
 0.9%  
 53,747  
 \$68,153  
 \$46,584

## 3 MI

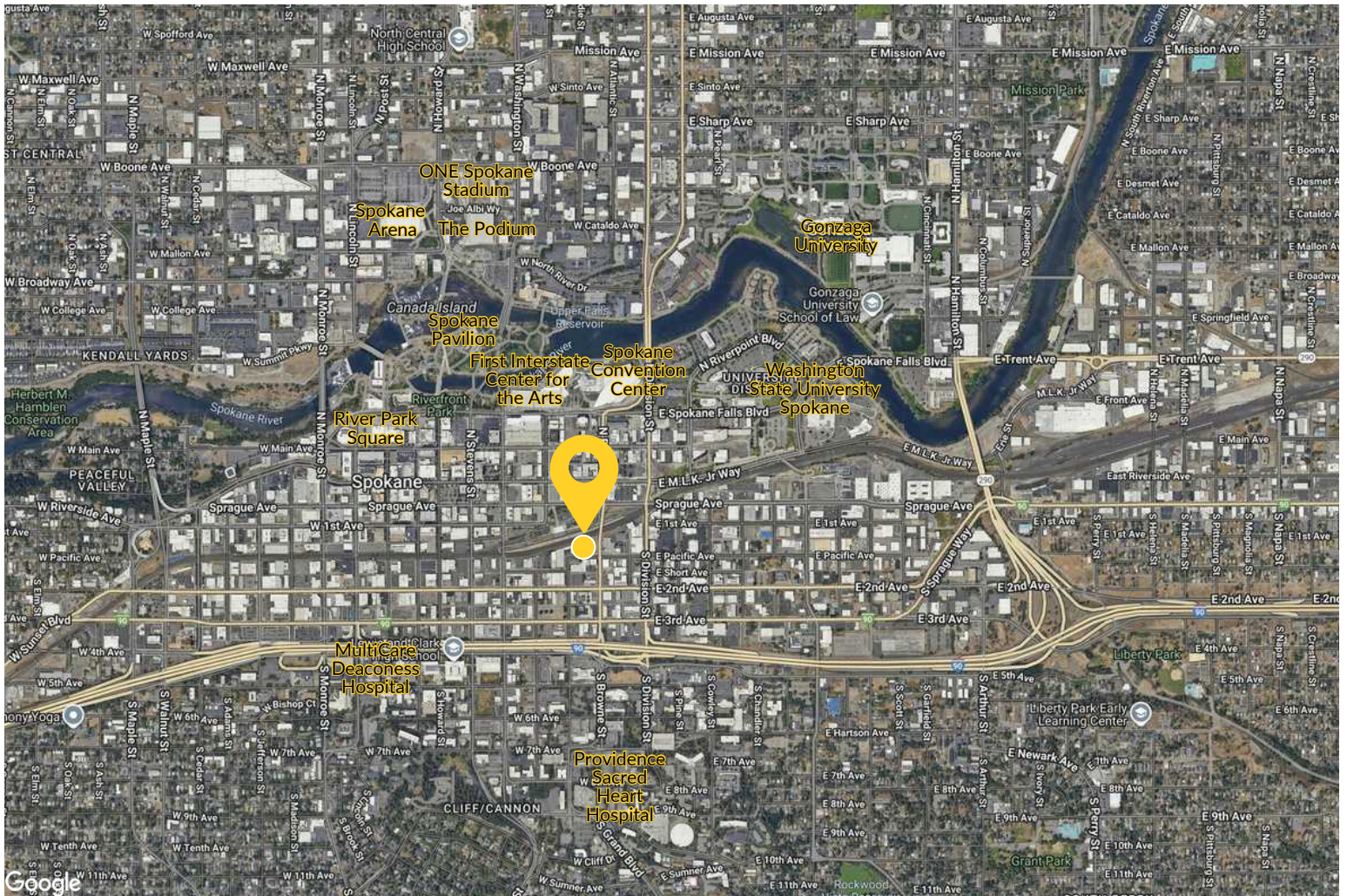
117,787  
 117,814  
 0.00%  
 118,250  
 \$91,385  
 \$65,543

## 5 MI

228,689  
 226,944  
 -0.02%  
 188,542  
 \$98,331  
 \$72,645







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VIEW LOCATION

114 W. Pacific Avenue, Spokane, WA 99201

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### OFFICE LOCATIONS

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

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201