



BOONE & MONROE VACANT LAND

Offering Price: \$675,000 (\$39.33 PSF) ~~\$755,000 (\$43.99 PSF)~~

Site Size: ±0.39 Acres (±17,164 SF)

Parcel Number: 35182.3210

- High traffic Spokane corner
- ±85' of Boone Ave frontage
- Secondary alley access
- Zoning CC2



TRAFFIC COUNTS

N Monroe Street:
±15,530 ADT

W Boone Avenue:
±6,563 ADT

COMMERCIAL VACANT LAND

W Boone Avenue &
N Monroe Street
Spokane, WA 99201

VIEW LOCATION



TONY VILLELLI

208.661.3044

tony.villelli@kiemlehagood.com

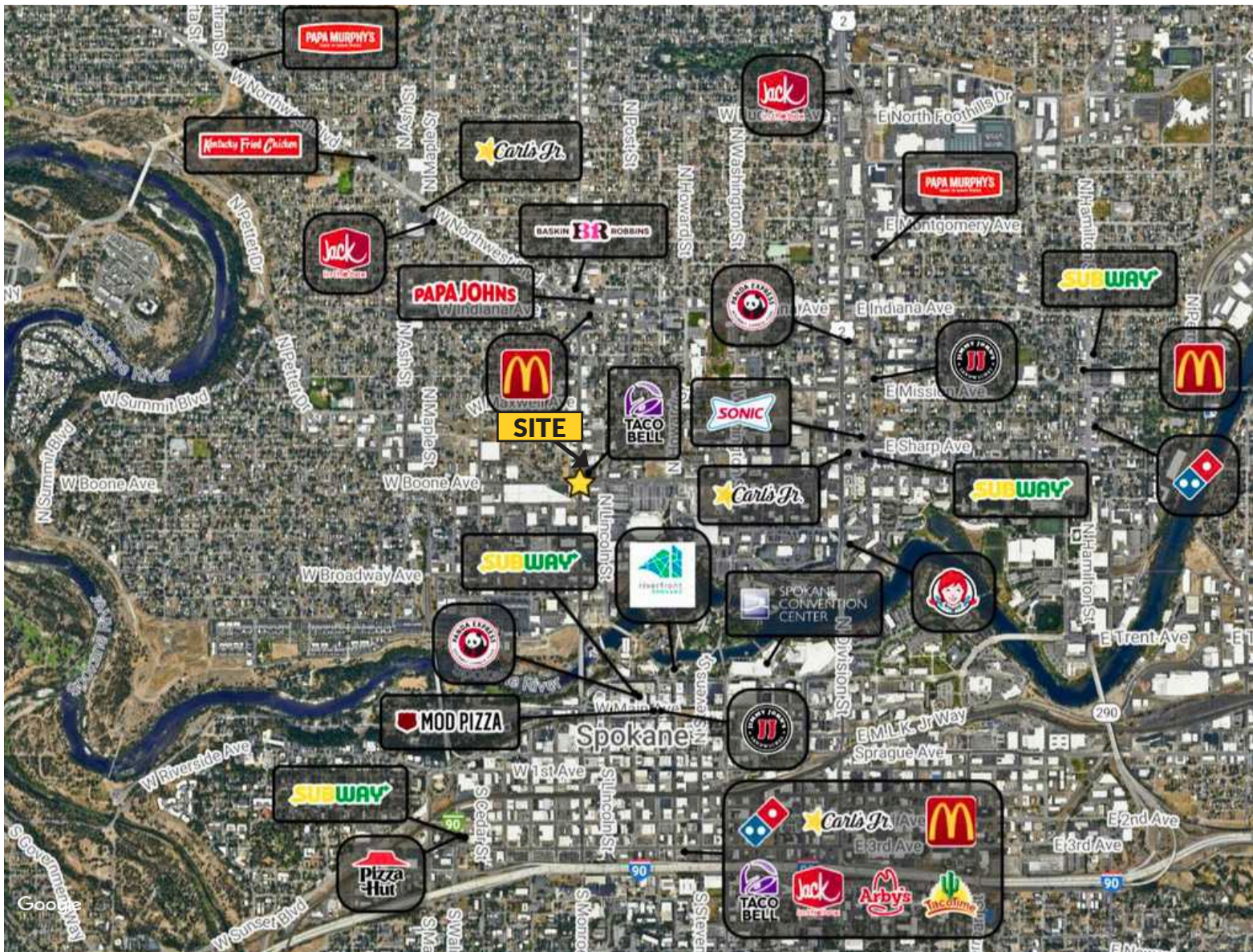
BRANDON PETERSON

509.755.7541

brandonp@kiemlehagood.com

**KIEMLE
HAGOOD**





VACANT COMMERCIAL LAND FOR SALE

W Boone Avenue & N Monroe Street
Spokane, WA 99201

TONY VILLELLI

208.661.3044

tony.villelli@kiemleahagood.com

BRANDON PETERSON

509.755.7541

brandonp@kiemleahagood.com

**KIEMLE
HAGOOD**

1579 WEST RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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 owner of an exclusive right that is allegedly infringed; 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 valid.