

FOR SALE



SPOKANE LANDMARK BROWNE'S ADDITION

314 S Spruce Street
Spokane, WA 99201

OFFERING PRICE	\$2,250,000
BUILDING SIZE	±30,000 SF
YEAR BUILT	1959
LOT SIZE	±1.06 AC (±46,348 SF)
ZONING	RHD - 35
PARCEL NO.	25242.1501

TIM KESTELL

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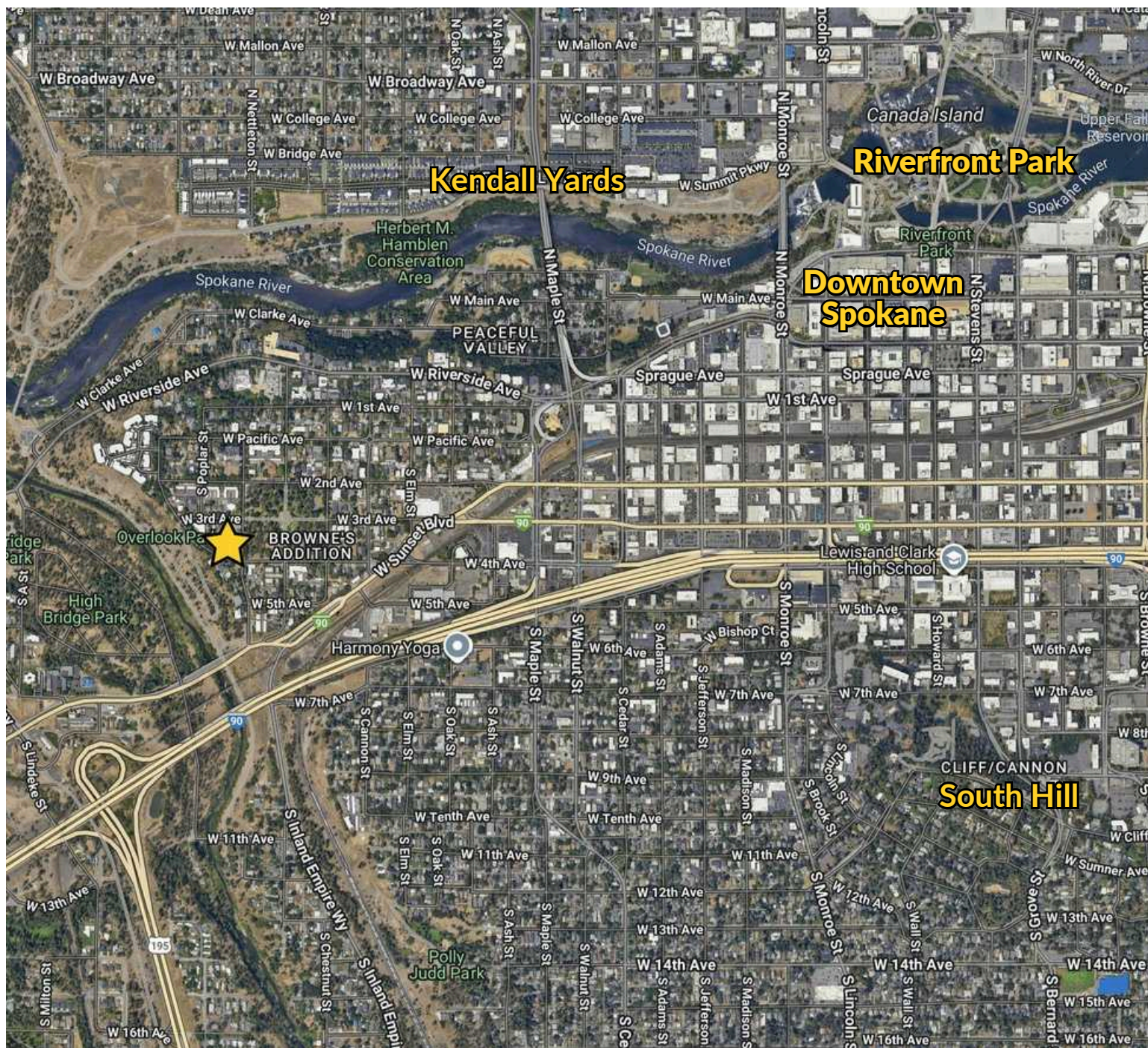
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PARCEL HIGHLIGHTS

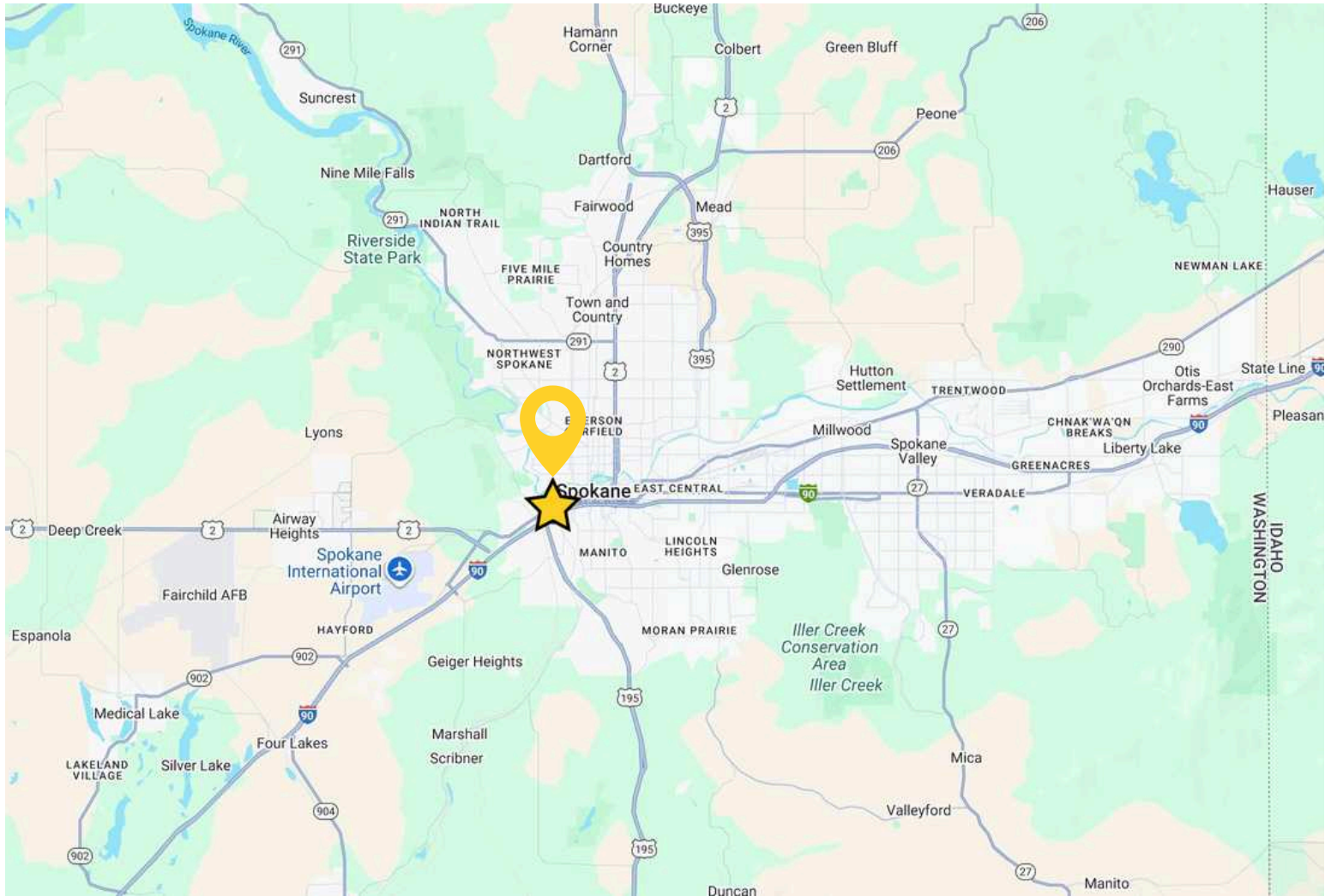
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Opportunity to own a true Spokane landmark located in the historic Browne's Addition neighborhood. This $\pm 30,000$ SF building sits prominently on a ± 1.06 -acre ($\pm 46,348$ SF) lot and offers exceptional potential for redevelopment or adaptive reuse under its RHD-35 zoning. Originally built in 1959, the property retains classic architectural character while providing ample space for modern use. On-site parking includes approximately 30 stalls, an invaluable amenity in this desirable urban location.

Positioned just minutes from downtown Spokane and located on a direct bus route, this property combines historic appeal, high visibility, and flexible zoning—making it ideal for residential conversion, mixed-use development, or continued commercial use.







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[VIEW LOCATION](#)

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

601 W Main Ave, Suite 400
Spokane WA 99201