

LAND FOR SALE

3525 E FRANCIS AVE
SPOKANE, WA 99217



Site designated does not include Warehouse

SALE PRICE \$3,250,000.00

NAI Black

JEFF OTTMAR

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FOR SALE

3525 E FRANCIS AVE
SPOKANE, WA 99217



\$3,250,000
Sale Price



LI
Zoning



4.74
Acres

Positioned at one of Spokane's most active and evolving intersections, this 4.74 ± Acre land opportunity offers prime visibility and accessibility along E Francis Avenue. Listed at \$3,250,000, consisting of three parcels, providing excellent flexibility for future development. The property benefits from an access easement connecting to the northeast corner of Lot 1 with a curb cut onto Freya, ensuring convenient ingress and egress for future commercial or industrial users.

Zoned Light Industrial (LI) under Spokane County regulations, the property supports a wide variety of commercial and industrial uses—making it ideal for retail, flex, or service-oriented development. Located at the prominent Francis and Freya intersection, the site experiences strong daily traffic volumes and sits along a key commercial corridor serving Spokane's northside and surrounding trade area.

Strategically situated contiguous to the North-South Corridor, which is expected to be fully completed by 2030, this site is poised to benefit from the significant infrastructure investment and economic growth that will accompany this major regional connector.



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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PROPERTY HIGHLIGHTS

- 4.74± total acres across 3 parcels
- Zoning: LI - allows for most commercial uses
- Prime frontage along E Francis Ave near the Freya St intersection
- Francis and Freya Traffic Count:
 - ± 33,692 VPD
- Ideal for retail, flex, or industrial development opportunities

PROPERTY OVERVIEW

- This premier site offers a prime development opportunity along one of North Spokane's busiest commercial corridors. Situated at the lighted intersection of E Francis Avenue and Freya Street, the property benefits from excellent visibility, access, and strong traffic exposure. Zoned Light Industrial (LI), it accommodates a wide range of commercial uses, making it suitable for retail, flex, or industrial projects. With proximity to the emerging North-South Corridor—set for completion by 2030—the site is positioned to capture the area's continued growth and infrastructure investment. Its strategic location and flexible zoning make it an outstanding opportunity for developers and investors alike.



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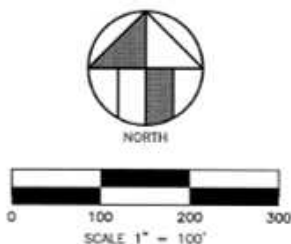
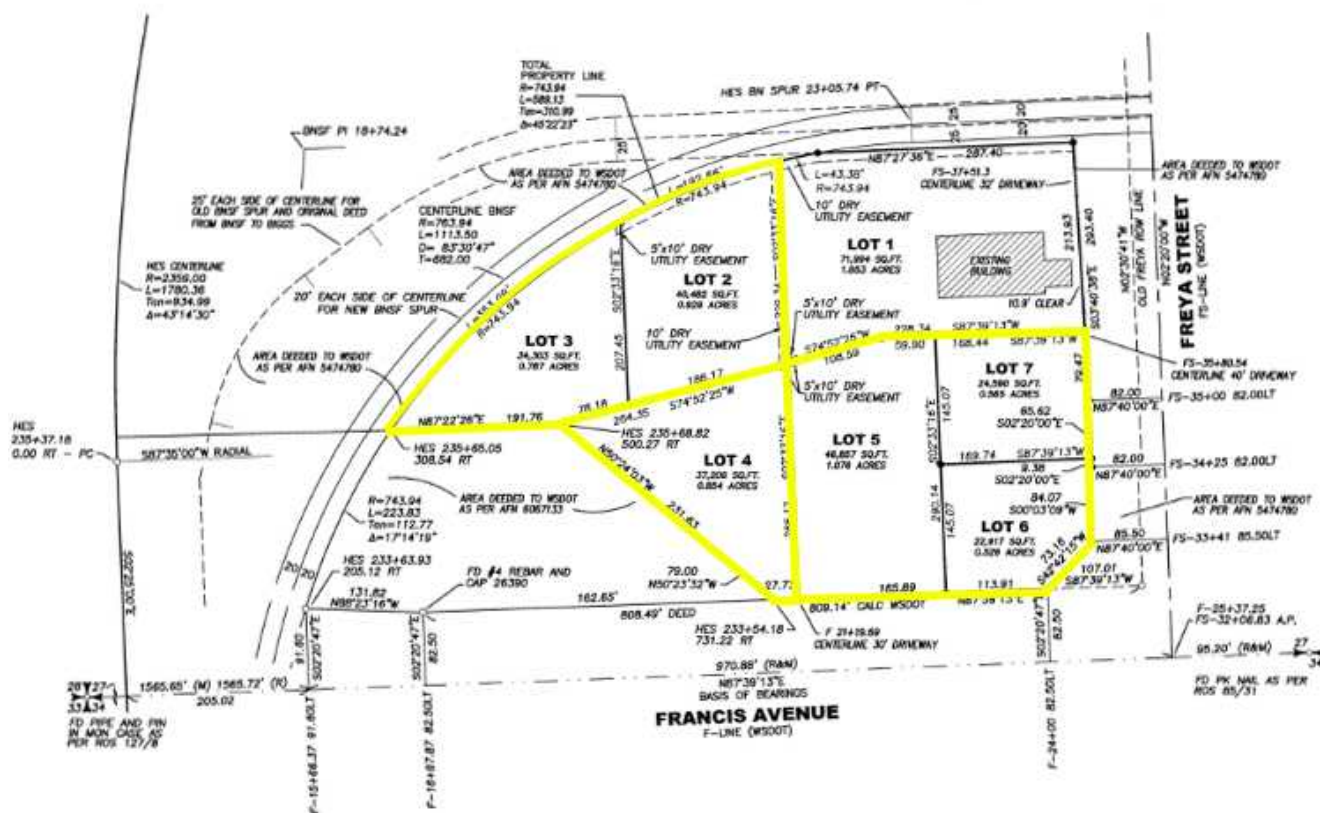
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AMENDED BINDING SITE PLAN BSP 102-05

BY RECORD OF SURVEY

SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
SECTION 27, TOWNSHIP 26 NORTH, RANGE 43 EAST, W.M.

SPOKANE COUNTY, WASHINGTON
ORIGINAL BSP RECORDED IN BOOK 3, PAGES 9-10
AUDITORS FILE NO. 5715471



*This Listing is for 3 parcels of land totaling
± 4.74 Acres. Lots 2-7 on the Plat Map*

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