



## VACANT LIGHT INDUSTRIAL LAND FOR SALE

1805 E. Riverside Ave. and 108 N. Pittsburg St., Spokane, WA 99202

- LOCATION:** Good central location west of Napa between Trent and Sprague, just blocks from I-90 and Spokane's Central Business District
- SITE:** ±12,780 SF; parcel numbers: 35163.3108 & 35163.3107
- ZONING:** City of Spokane, LI — Light Industrial; zoning allows for commercial parking, office, vehicle service & repair, warehouse, manufacturing, freight & wholesale
- IMPROVEMENTS:**
- Water: City of Spokane water service area; parcels serviced by 6" water mains in Riverside and Pittsburg
  - Sewer: City of Spokane sewer service area; sewer main is in Pittsburg; both parcels previously connected and serviced; connection records dated 1923 & 1944 for 1805 E. Riverside and 1926 for 108 N. Pittsburg
- SALE PRICE:** \$105,000.00



OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

**Mark Lucas, SIOR |**

509.755.7524

mlucas@kiemlehagood.com

**Tracy Lucas |**

509.755.7558

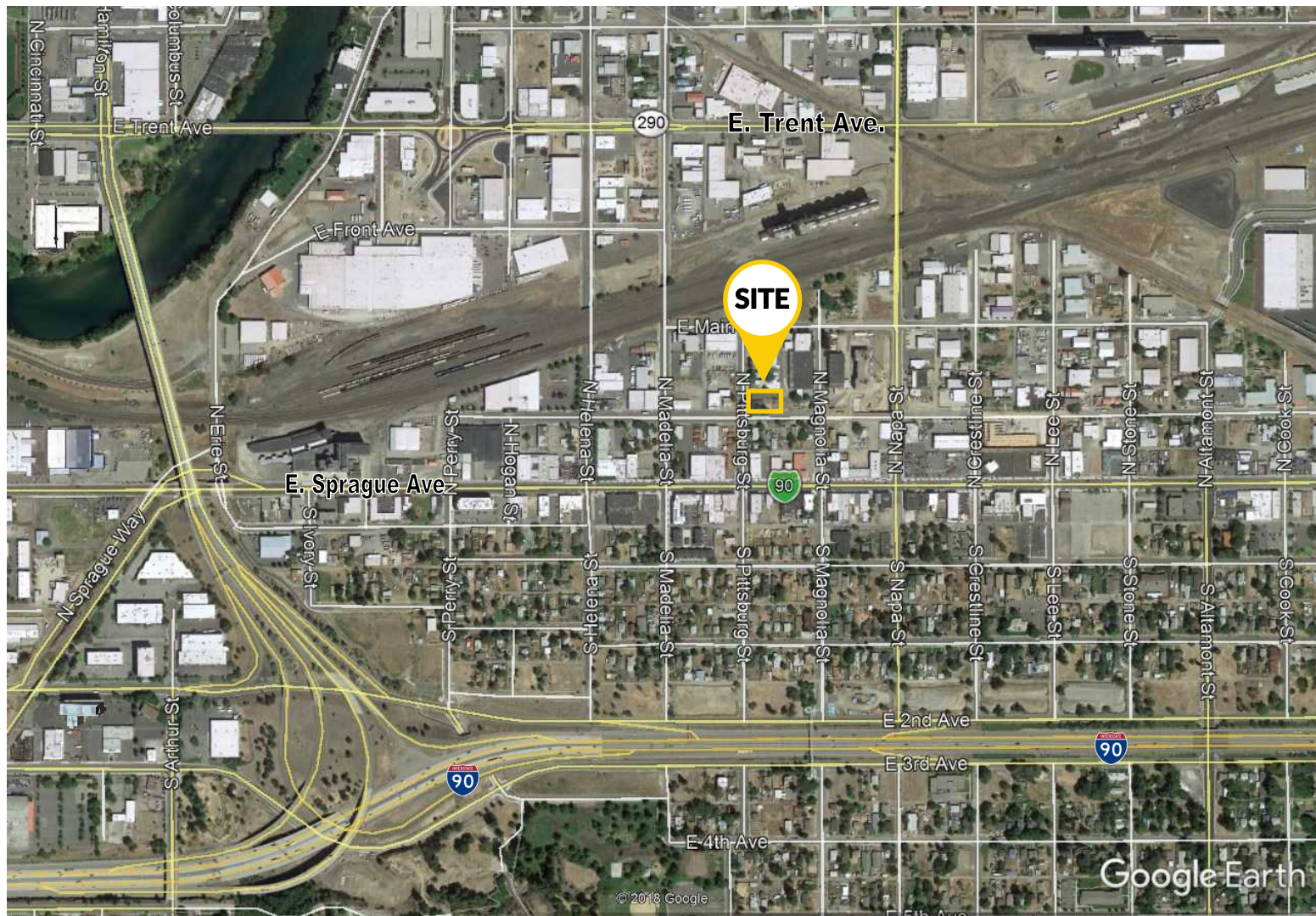
tracyl@kiemlehagood.com

**KIEMLE  
HAGOOD**

601 W. Main Avenue, Suite 400  
Spokane, WA 99201

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 11/10/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Riverside E 1805 & Pittsburg N 108 Sale.PUB





1805 E. Riverside Ave. & 108 N. Pittsburg St., Spokane, WA 99202

