

# FOR SALE

## UPDATED RETAIL SPACE

213 S Bernard Street | Spokane, WA 99201



**KIEMLEHAGOOD**

<b>OFFERING PRICE</b>		<b>\$425,000</b>
<b>BUILDING SIZE</b>		<b>±1,707 SF</b>
<b>YEAR BUILT</b>		<b>1900</b>
<b>LOT SIZE</b>		<b>±2,000 SF</b>
<b>PARCEL NO.</b>		<b>35191.1102</b>
<b>ZONING</b>		<b>Retail - Other</b>

**JAY CARSON**  
509.862.5454

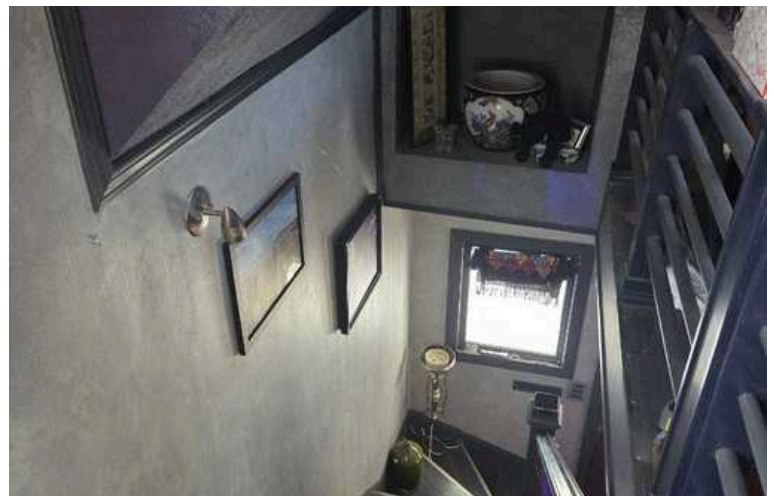
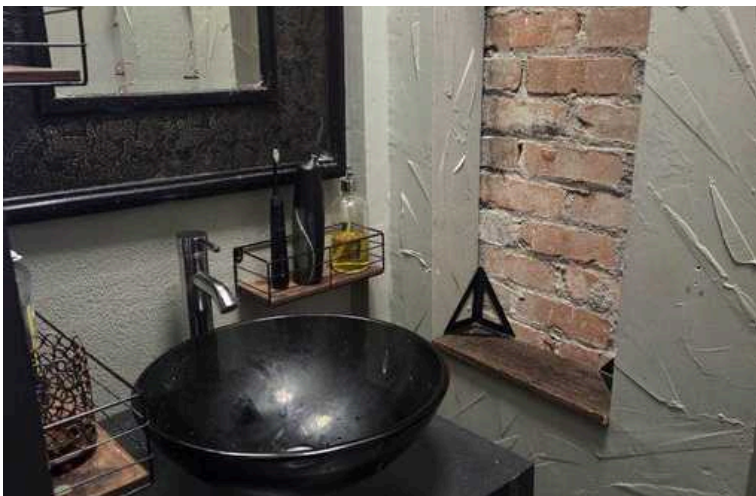
[jay.carson@kiemlehagood.com](mailto:jay.carson@kiemlehagood.com)



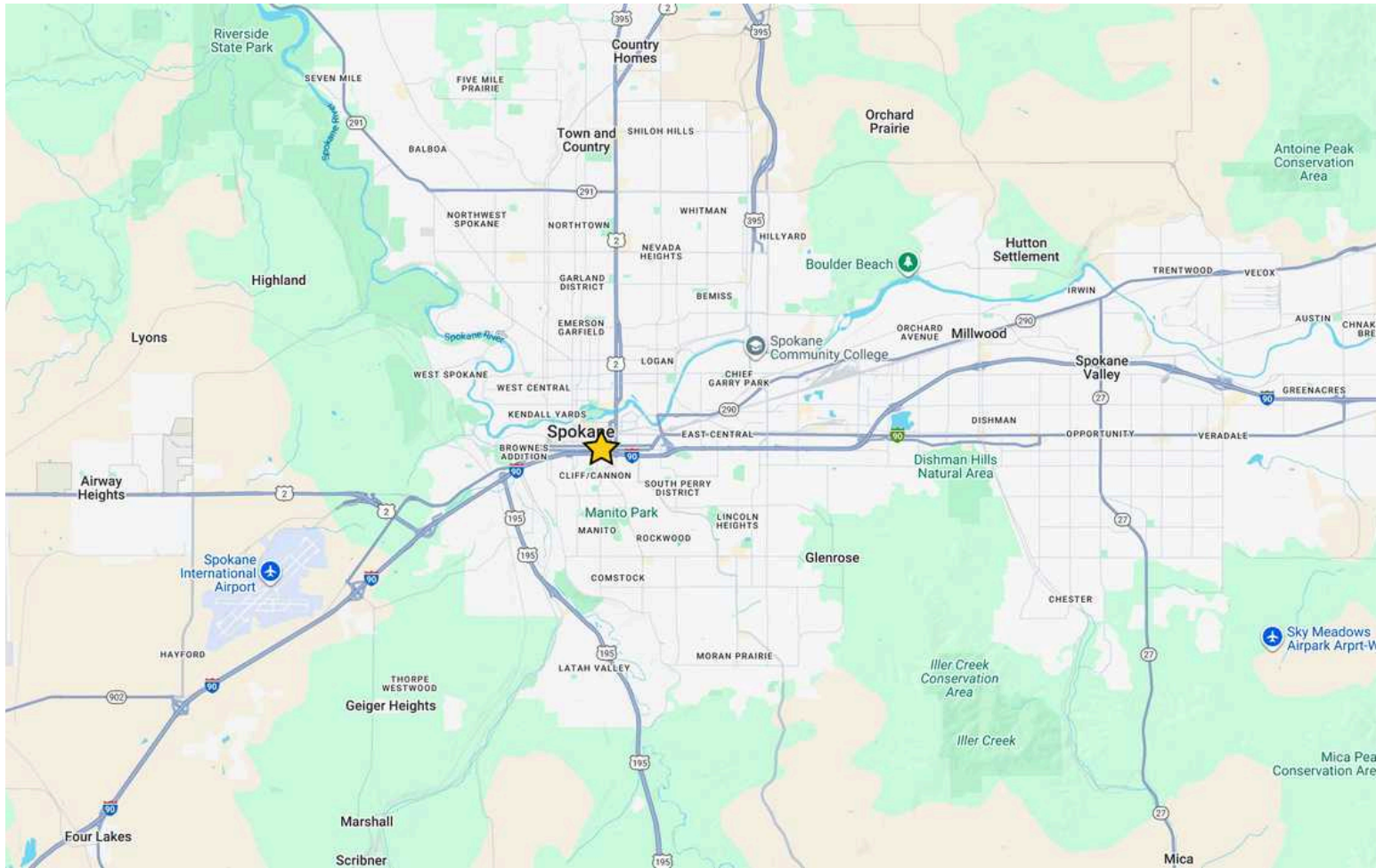
## PROPERTY OVERVIEW

## UPDATED RETAIL SPACE **FOR SALE**

Excellent owner/user opportunity suited for office, salon, tattoo studio, or a variety of retail uses. This versatile property also offers the potential for a work/live setup, providing added flexibility for an operator or investor. Recent upgrades enhance long-term value and functionality, including new electrical service, new sewer line, new waterline, updated roof, refreshed interior paint, remodeled restrooms, and an improved kitchen. Convenient on-site and street parking make this an accessible and user-friendly location for both clients and staff.







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**VIEW LOCATION**



**JAY CARSON**

509.862.5454 | [jay.carson@kiemleahagood.com](mailto:jay.carson@kiemleahagood.com)



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601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201