



**FOR SALE**

## Office / Showroom

**14909 E SPRAGUE AVE**

Spokane, WA 99216

**PRESENTED BY:**

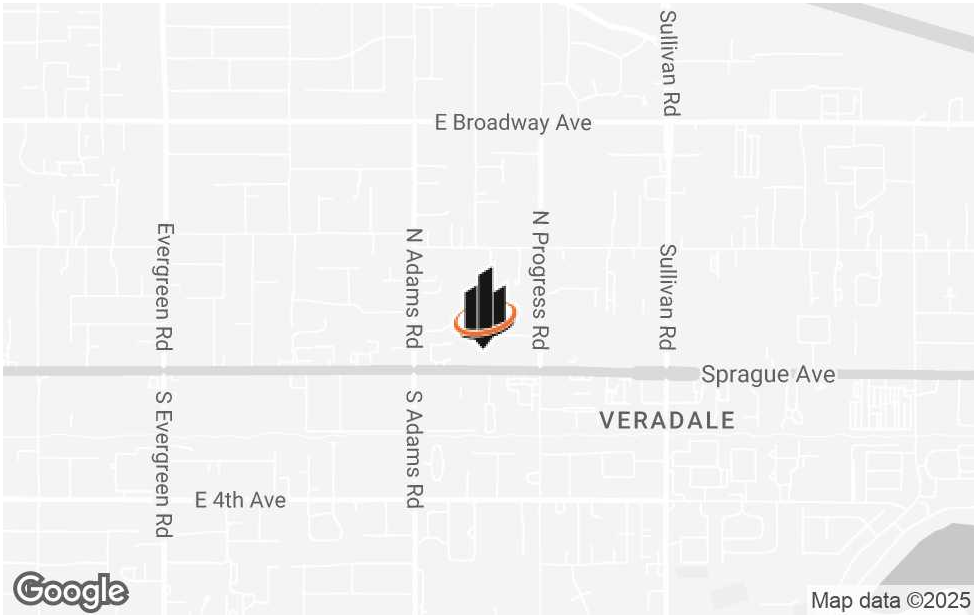
**OMAR SADAoui, CCIM**  
Advisor

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

OFFERING SUMMARY



OFFERING SUMMARY

|                       |                             |
|-----------------------|-----------------------------|
| SALE PRICE:           | \$1,350,000                 |
| LOT SIZE:             | 0.52 Acres                  |
| BUILDING SIZE:        | 5,014 SF                    |
| PRICE/SF:             | \$269/SF                    |
| PROPERTY TYPE:        | Office/Retail/Showroom      |
| YEAR BUILT/RENOVATED: | 1986/2006                   |
| APN:                  | 45144.2146                  |
| ZONING:               | Corridor Mixed Use          |
| PARKING COUNT:        | 25 Stalls or 5 per 1,000 SF |

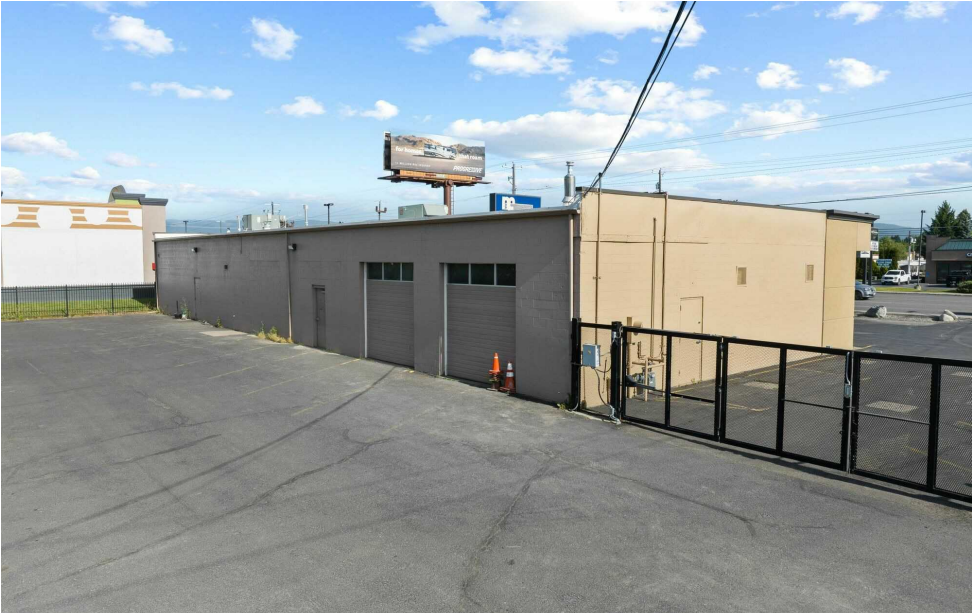
PROPERTY DESCRIPTION

Offering over 150 feet of frontage on Sprague Avenue, this fully improved retail-office building is situated on 0.52 acres in a prime Spokane Valley location between Progress and Adams. The site includes a 5,014 SF retail/office showroom with a new TPO roof (2023). Average daily traffic exceeding 24,000 vehicles, this property offers a strong opportunity for owner-users or investors. The building is clear span, significantly helping reduce space modification costs.

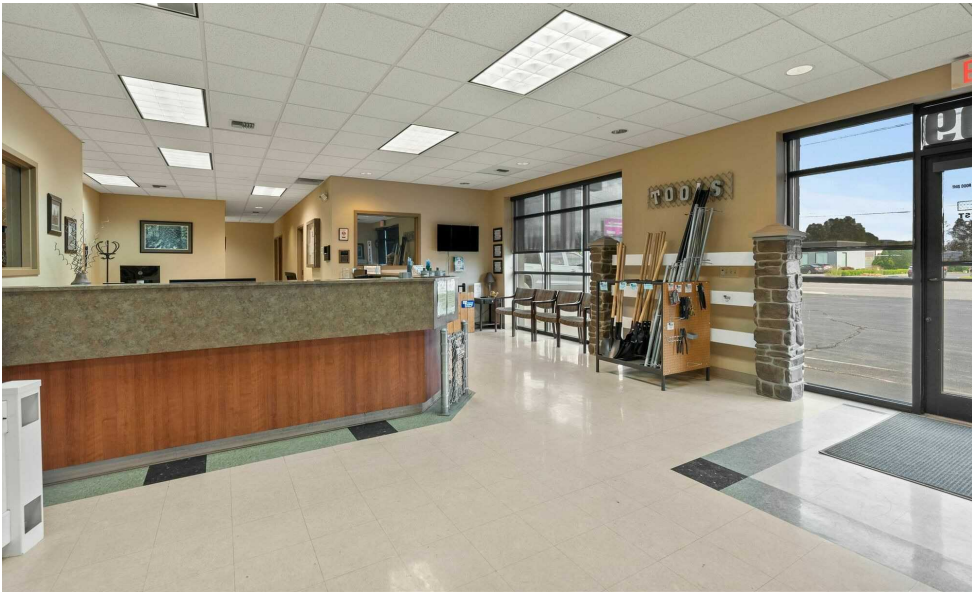
PROPERTY HIGHLIGHTS

- Open showroom and small warehouse areas with four (4) 10-foot OH doors
- Six (6) Private Offices + Two (2) Open Bullpen Areas
- Reception + Conference / Breakroom
- Perimeter fencing with a motorized gate for secure parking area
- Two (2) RTU's for heating and cooling + New TPO Roof in 2023
- Floor plan available

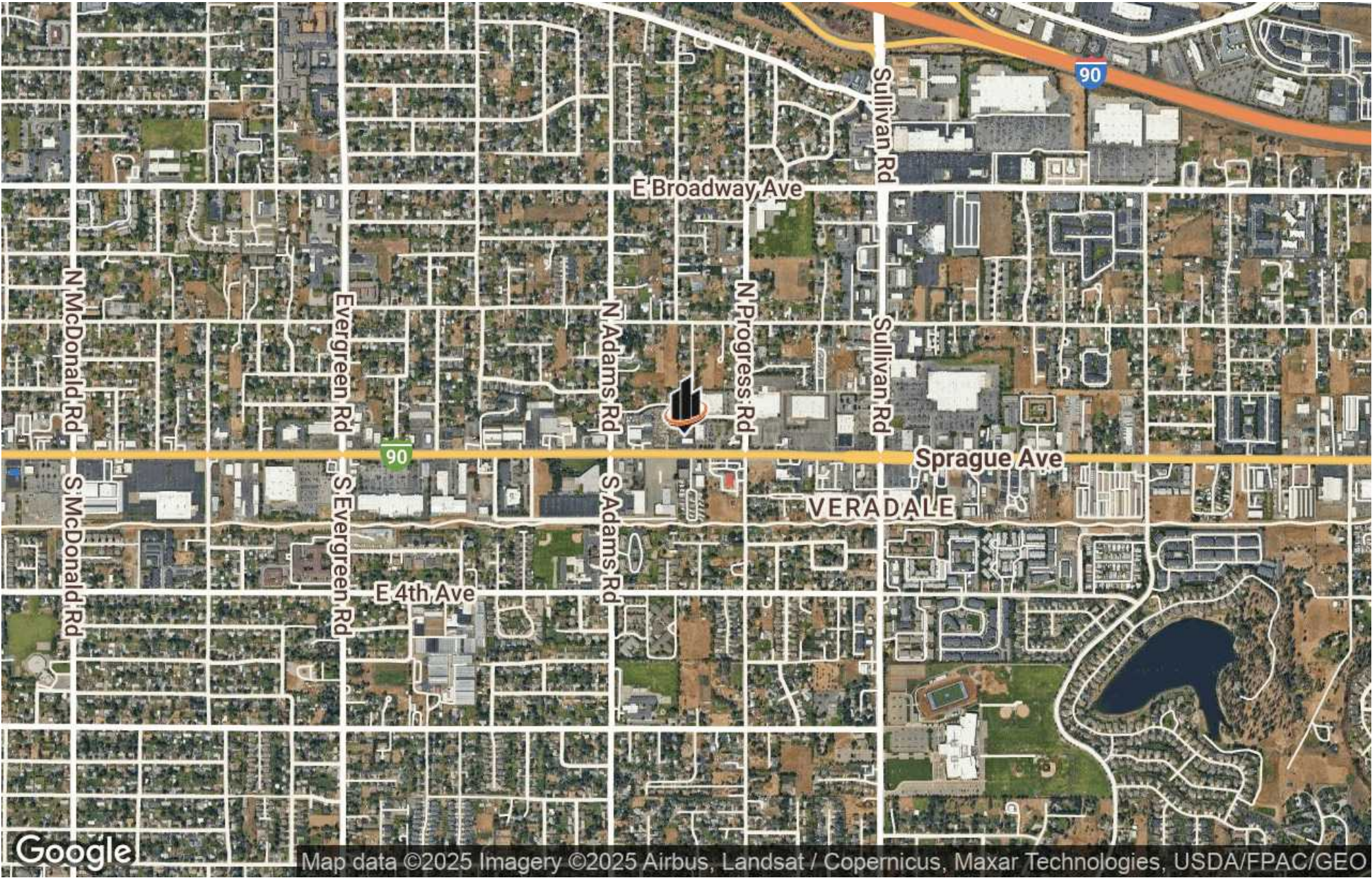
EXTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 12,637    | 80,422    | 127,530   |
| AVERAGE AGE          | 41        | 40        | 41        |
| AVERAGE AGE (MALE)   | 39        | 38        | 39        |
| AVERAGE AGE (FEMALE) | 43        | 41        | 42        |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS     | 5,276     | 32,243    | 50,879    |
| # OF PERSONS PER HH  | 2.4       | 2.5       | 2.5       |
| AVERAGE HH INCOME    | \$74,961  | \$92,142  | \$98,287  |
| AVERAGE HOUSE VALUE  | \$344,409 | \$439,780 | \$463,871 |

Demographics data derived from AlphaMap



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