



FOR SALE

COMMERCIAL / RETAIL / SHOWROOM / INVESTMENT
4630 E. Sprague Ave., Spokane, WA 99212

| | | | |
|----------------------|--|---|--|
| LOCATION: | Situated at the south west corner of Sprague Avenue and Custer Road between Havana and Fancher, minutes to I-90. Near major retailers such as Walmart Supercenter, Costco, Lowes and Home Depot. | | |
| SITE: | ±79,200 SF (1.82 acres); parcel #35232.0501 & 35232.0504 | | |
| ZONING: | City of Spokane, CMU, Corridor Mixed Use, allows for light manufacturing, assembly, retail, wholesale, warehousing, sales and service | | |
| IMPROVEMENTS: | Building Footprint: | ±35,640 SF per county records | |
| | Heat/Cooling: | HVAC, separately metered suites | |
| | Loading: | Dock and grade loading | |
| | Power: | 3 phase, power to the building serviced by Avista Utilities | |
| | Sprinklered: | Yes | |
| | Sewer: | Spokane County, connection record 2006 | |
| | Water: | Carnhope Irrigation District #7 | |
| | Construction Type: | Concrete Tilt | |
| | Age: | 1991, remodeled in 2006 | |
| | Ceiling Height: | 18'11" to 19'4" | |
| | Parking: | Parking in common between all tenants | |

| | |
|--------------------|---|
| LEASE INFO: | \$15,000/Month/NNN asking rent ~ VACANT 15,000 SF, former Advanced Auto Parts |
| | \$3,300/Month/NNN ~ Cabinets Plus (5,688 SF); lease expires 5/31/27, no options |
| | \$8,374/Month/NNN ~ Emser Tile (14,719 SF); lease expires 1/15/29, three, 3-yr options w/10% annual increases each 3 years. |
| | |

SALE PRICE: \$5,200,000.00

Seller financing may be available to qualified buyer

**View
Location**



MARK LUCAS, SIO

509.755.7524

mlucas@kiemlehagood.com

TRACY LUCAS

509.755.7558

tracyl@kiemlehagood.com

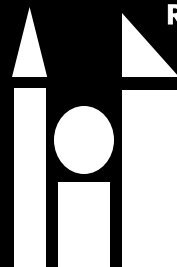
**KIEMLE
HAGOOD**

JIM BONUCELLI

ROB AMSDEN

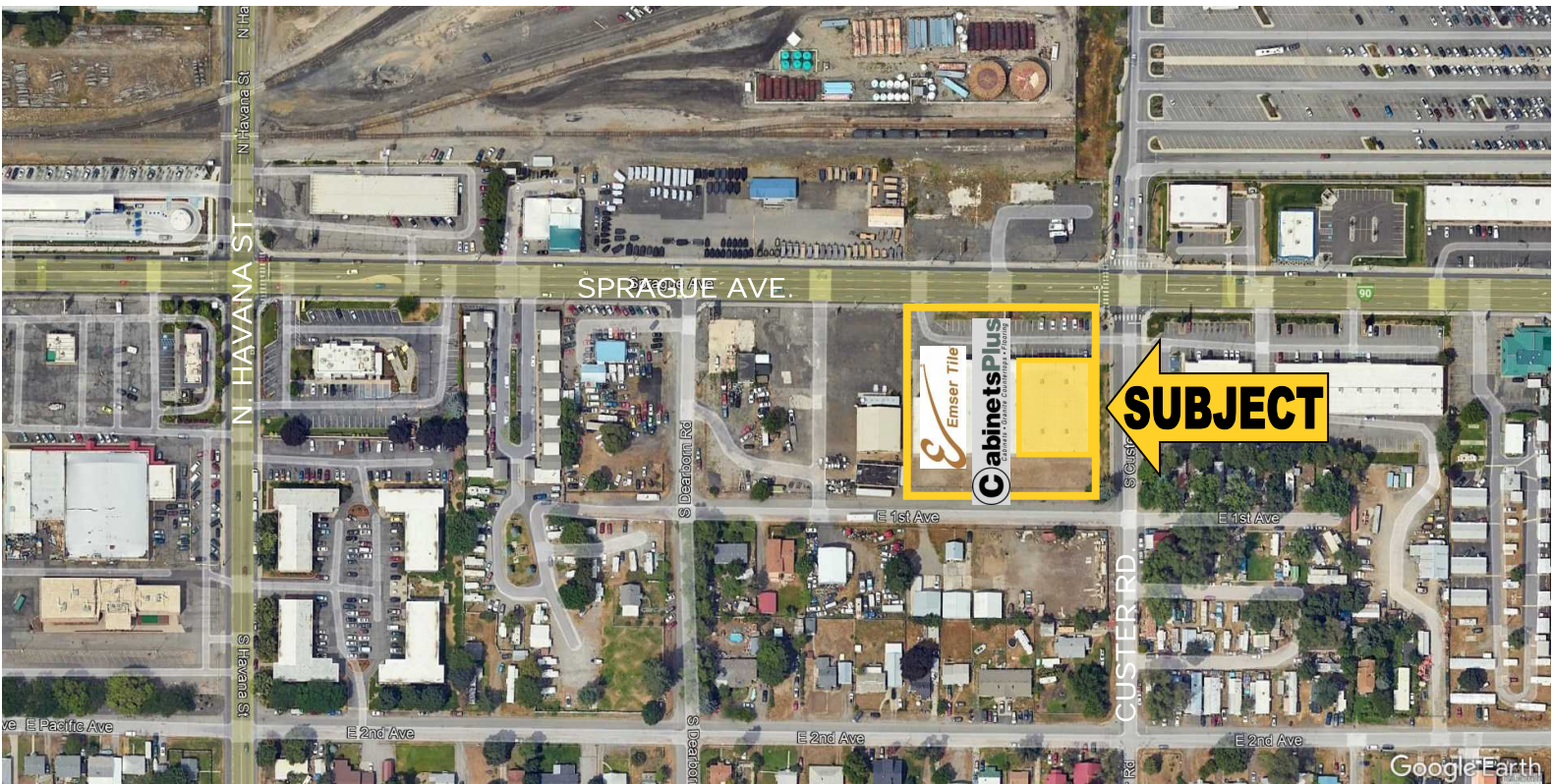
509.924.9730

VILLAGE
SQUARE
REALTY, INC.



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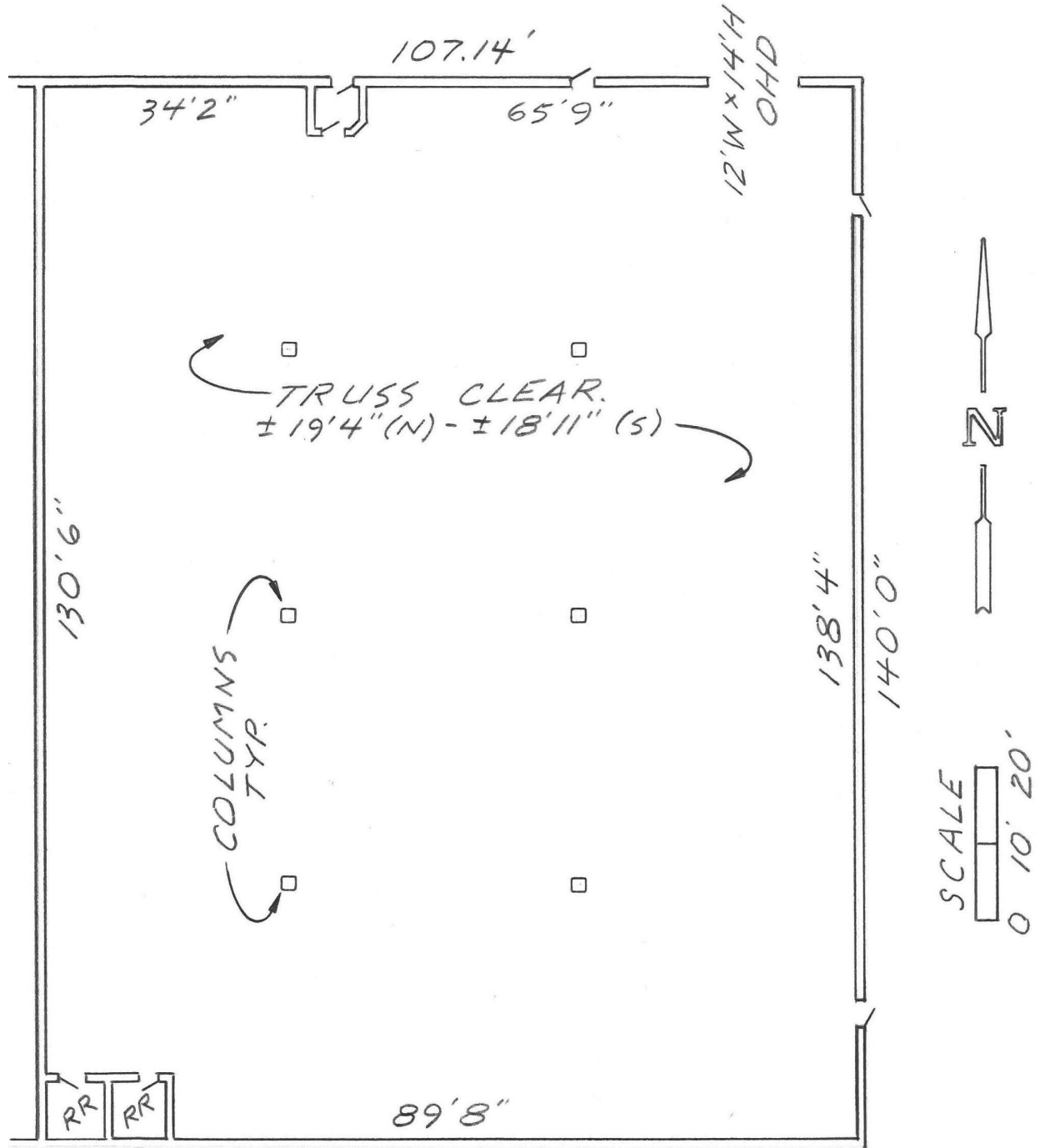


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FLOOR PLAN

4630 E. Sprague Ave.,
Spokane, WA 99212

15,000 SF AVAILABLE
FOR OWNER/USER OR TENANT

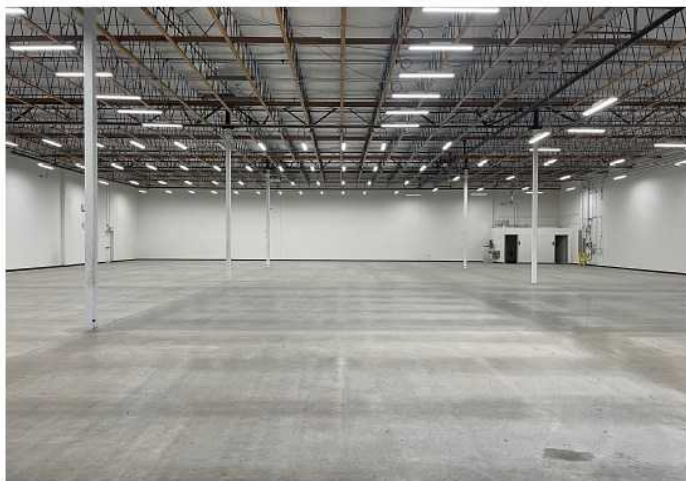


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Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM



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MARK LUCAS
509.755.7524
mlucas@kiemlehagood.com

TRACY LUCAS
509.755.7558
tracyl@kiemlehagood.com

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201

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

**KIEMLE
HAGOOD**