



15,000 SF AVAILABLE

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

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. 11/14/25/tp J:\BROKERS\LUCKAS DOCS\FLYERS\Sprague E 4630 Sale.PUB

**View
Location**



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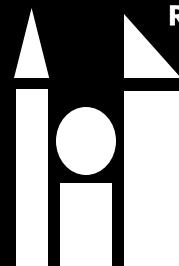
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**KIEMLE
HAGOON**

JIM BONUCCELLI

ROB AMSDEN

509.924.9730



**VILLAGE
SQUARE
REALTY, INC.**

4630 E. Sprague Avenue, Spokane, WA 99212



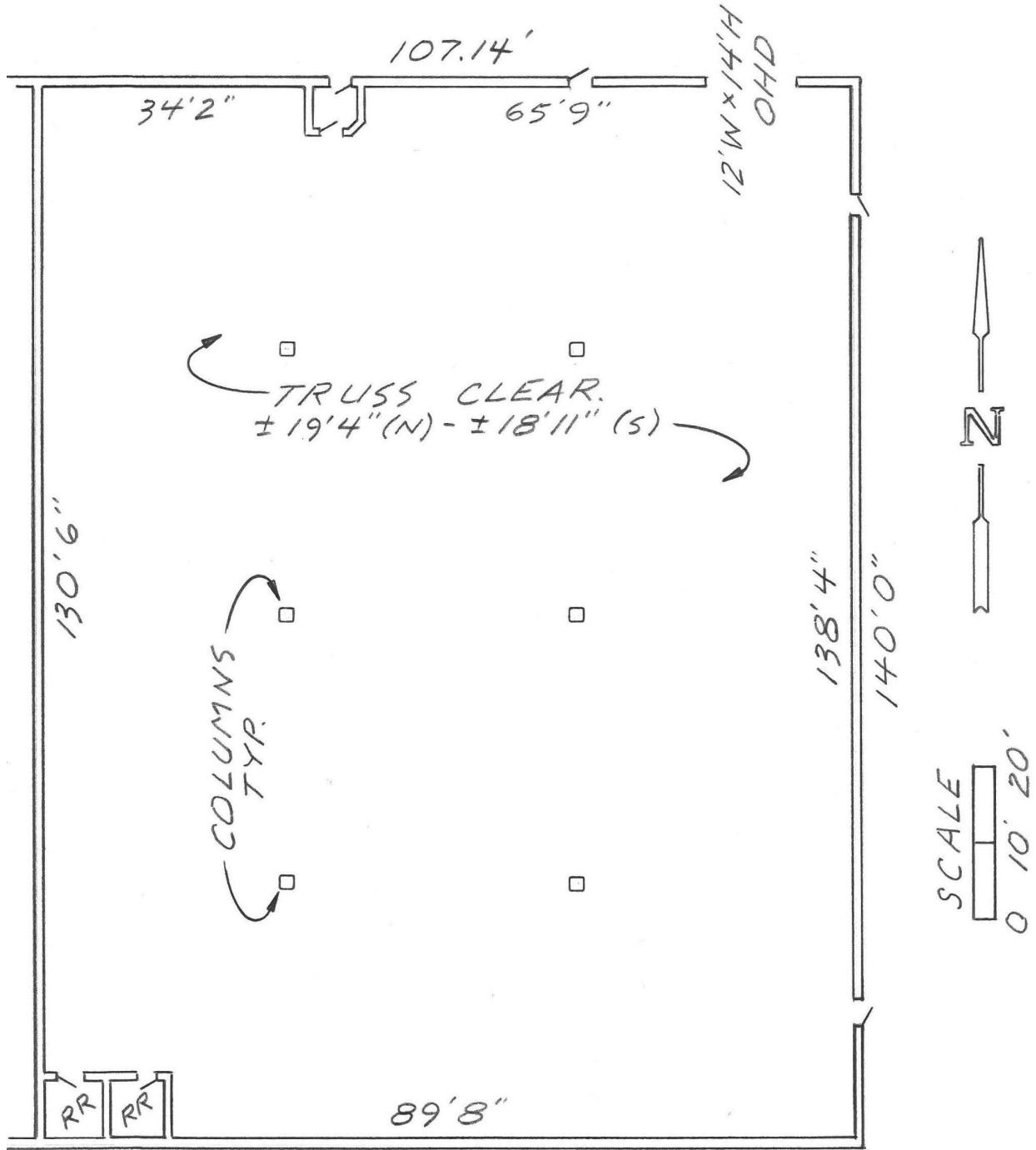
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FLOOR PLAN

4630 E. Sprague Ave.,
Spokane, WA 99212

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FOR OWNER/USER OR TENANT

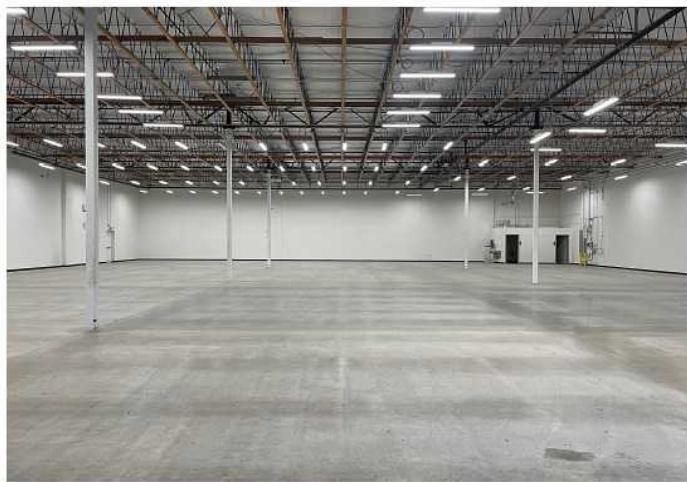
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FOR SALE

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