



FOR SALE

PRIME INVESTMENT OPPORTUNITY

5725 E Sprague Avenue | Spokane Valley, WA 99212

[KIEMLE] HAGOOD

CASEY BRAZIL

D | 509.280.9124

casey.brazil@kiemlehagood.com

RICHARD FOX

D | 509.755.7580

richard.fox@kiemlehagood.com

PROPERTY OVERVIEW

PRIME INVESTMENT OPPORTUNITY **FOR SALE**

OFFERING PRICE	\$3,800,000
NET OPERATING INCOME	\$241,372
PARCEL	35174.0224
ZONING	Regional Commercial (RC)
SUBMARKET	Spokane Valley
YEAR BUILT	1956
YEAR RENOVATED	1980
BUILDING SF	±29,936 SF
TENANTS	Big 5 Game World Cycle Gear
LAND SF	±61,880 SF
LAND ACRES	±1.42 Acres
PARKING STALLS/RATIO	65 Stalls
SIGNAGE	Monument & Facade

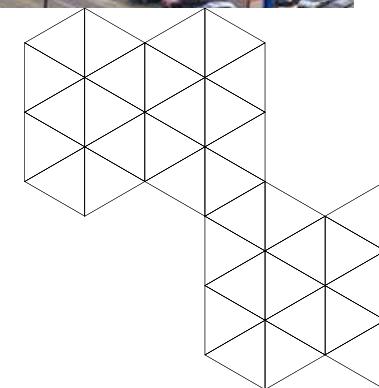


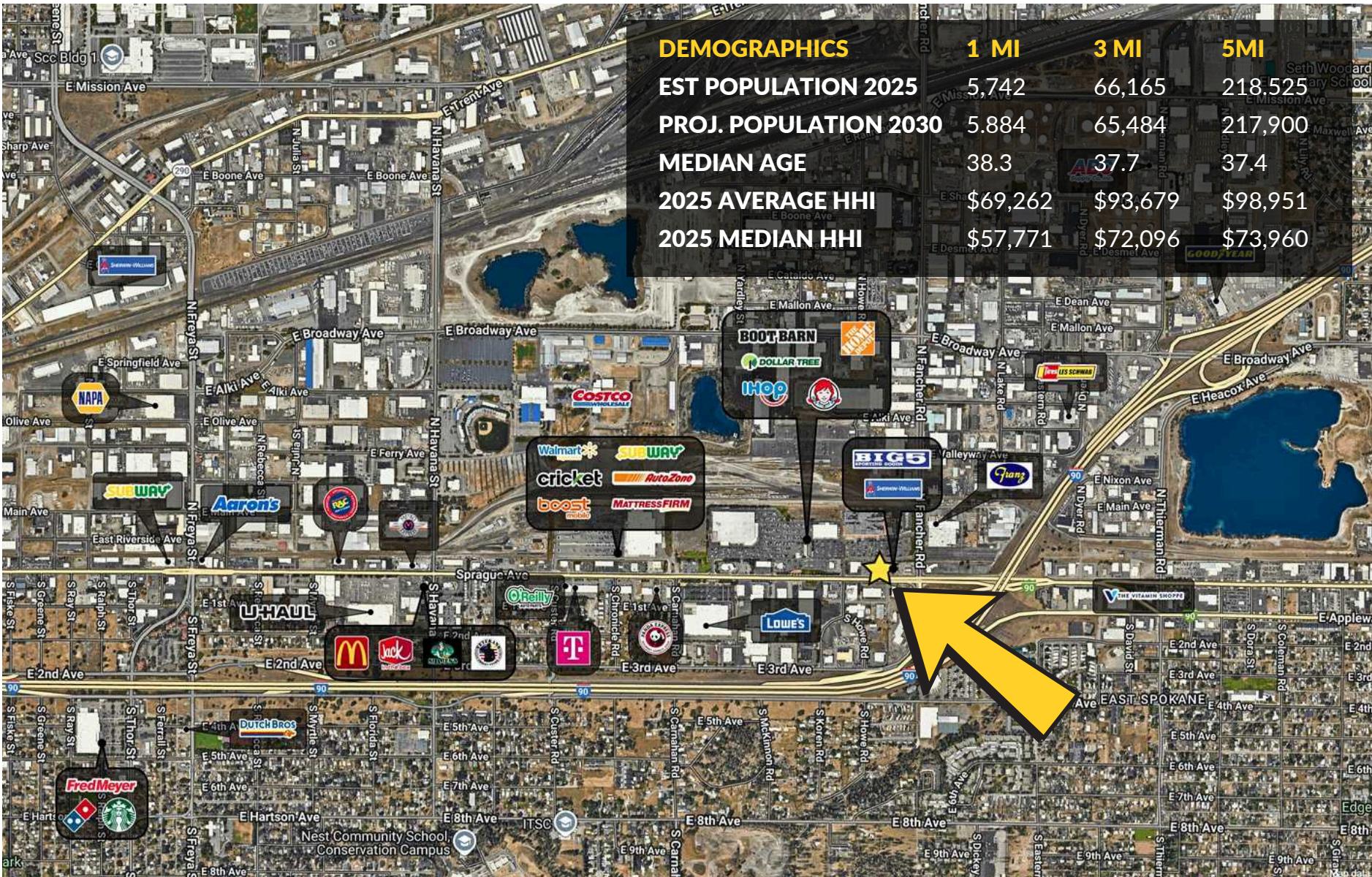
- Prime Location along high-demand retail corridor
- Property sits in front Home Depot
- Adjacent to Walmart, Costco and other National Retailers
- Exceptional Visibility with prominent frontage and high daily traffic counts
- Superior Access along Sprague Avenue and proximity to I-90

**DISTANCE | DRIVE TIMES**

SPOKANE INTERNATIONAL AIRPORT (WEST)
LIBERTY LAKE, WA (EAST)
DEER PARK, WA (NORTH)
PULLMAN, WA (SOUTH)

| ±13 Minutes, ±10 Miles
| ±17 Minutes, ±11 Miles
| ±35 Minutes, ±25 Miles
| ±1 Hour 23 Minutes, ±72 Miles





PROPERTY PHOTOS

PRIME INVESTMENT OPPORTUNITY **FOR SALE**



[VIEW LOCATION](#)PRIME INVESTMENT OPPORTUNITY **FOR SALE**

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others. If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

CASEY BRAZIL

D | 509.281.9124

casey.brazil@kiemlehagood.com**RICHARD FOX**

D | 509.755.7580

richard.fox@kiemlehagood.com**[KIEMLE] HAGOOD****[KIEMLE] HAGOOD**