



**FOR SALE**

**802 N FANCHER RD**

Spokane Valley, WA 99212

**[View Location](#)**

**Property Key Facts**

**Sale Price:** \$1,100,000

**Parcel Number:** 35132.1027

**Total Lot Size:** ±0.68 AC **Total**

**Building Size:** ±11,756 SF **Year**

**Built:** 1954/1977 **Zoning:** I-2

**Parking:** 33 Stalls

**Signage:** Monument

**Exclusively listed by:**

**Cory Barbieri**

**President**

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**Bob Spooner**

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# Property Description

Maximize your presence at the high-traffic intersection of Fancher and Broadway with this versatile ±11,756 SF commercial asset. Perfectly positioned for immediate I-90 access, this property is a turnkey solution for an owner-user or a high-potential addition to a leased investment portfolio.

The building has been extensively modernized, featuring a new TPO roof, updated HVAC, 3-phase power, and energy-efficient LED lighting. With fresh carpet, new windows, a robust security system, and available office FF&E, this space is truly move-in ready. High visibility, corner signage, and 33 dedicated parking stalls make this Spokane Valley's premier opportunity for 2026.



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# Features



Recent Improvements -  
New TPO Roof, HVAC, etc.



33  
Parking Stalls



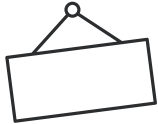
Easy  
Freeway Access



Excellent  
Visibility



Zoning:  
I-2



Building  
Signage

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# LOCATION OVERVIEW

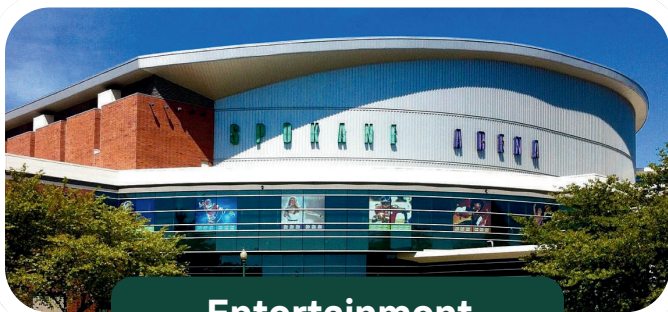
Spokane, Washington



International Events



Outdoor Activities



Entertainment

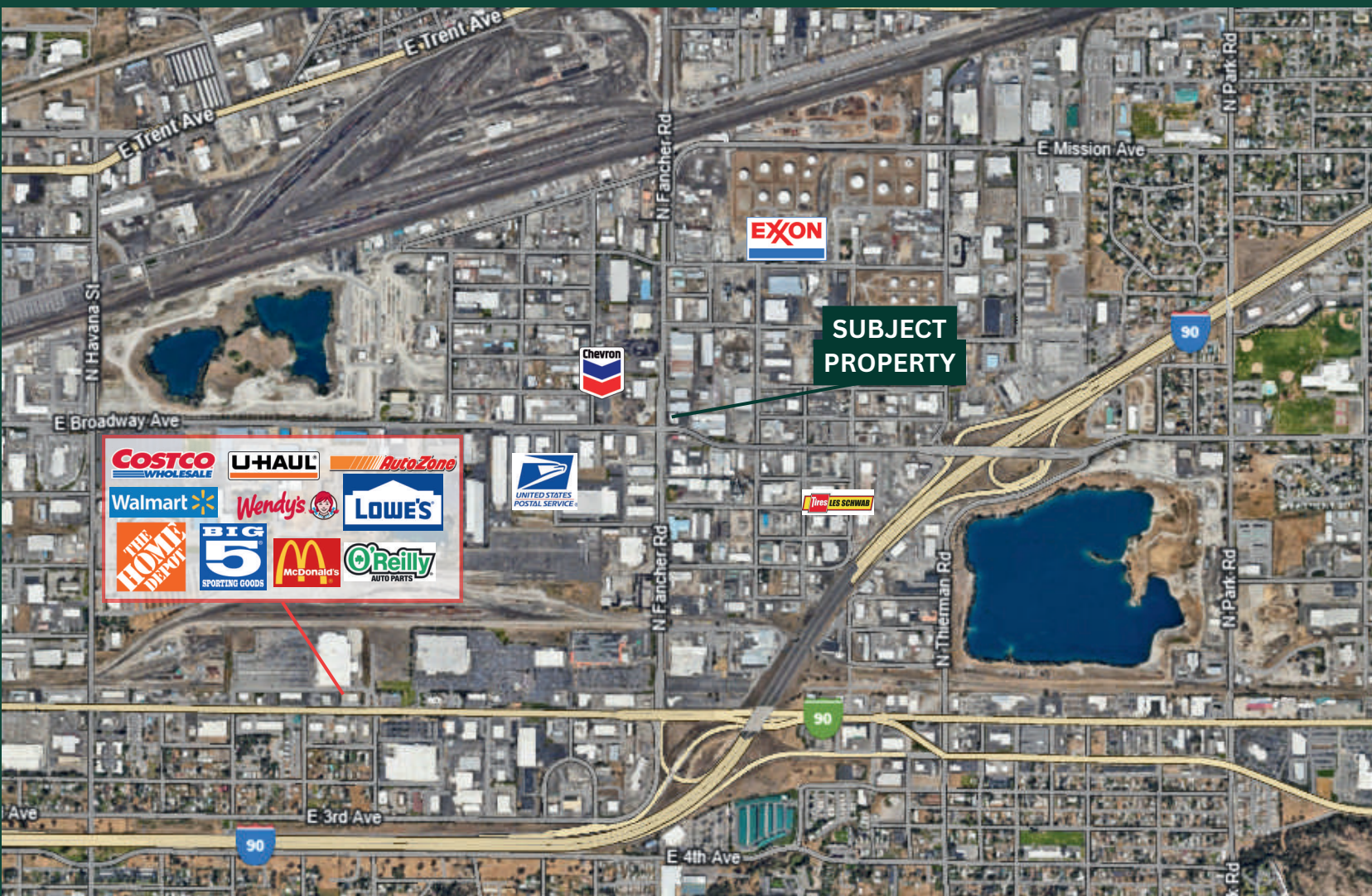
**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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# RETAILER MAP

*General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.*

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