

PRIME OWNER/USER RETAIL OPPORTUNITY

8313 N DIVISION ST

SPOKANE, WASHINGTON 99208



Tok
COMMERCIAL

SALE PRICE

\$3,250,000



DREW ULRICK, SIOR
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PROPERTY DETAILS

property description **Owner/User Retail**

building size **24,288 Sq. Ft.**
12,288 Sq Ft. - Main Floor
12,000 Sq Ft. - Basement

lot size **1.26 AC**

parking **45 Stalls**

zoning **RC - Regional Commercial**

property class **A**

sale price **\$3,250,000**

price/sq ft. **\$134/Sq Ft.**

- Class A single tenant retail building.
- Ample parking.
- Located on Spokane's primary retail corridor Division Street. Division Street garners Spokane's largest traffics counts of 38,438 AADT.





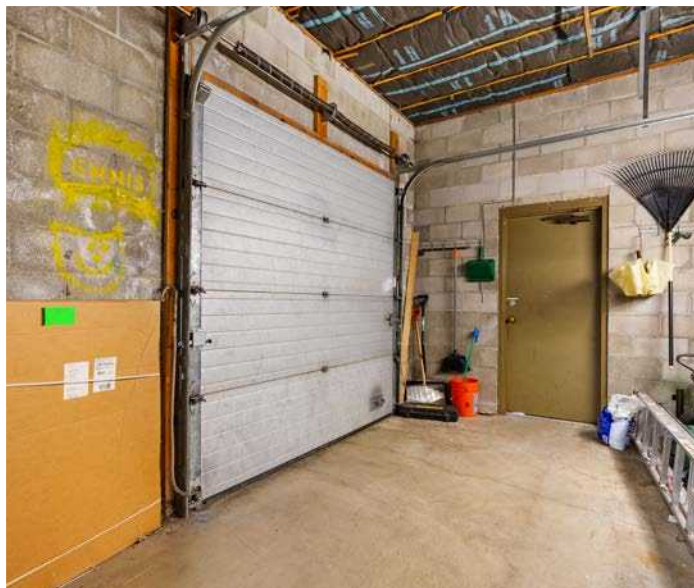
MAIN FLOOR - SHOWROOM





MAIN FLOOR - OFFICE



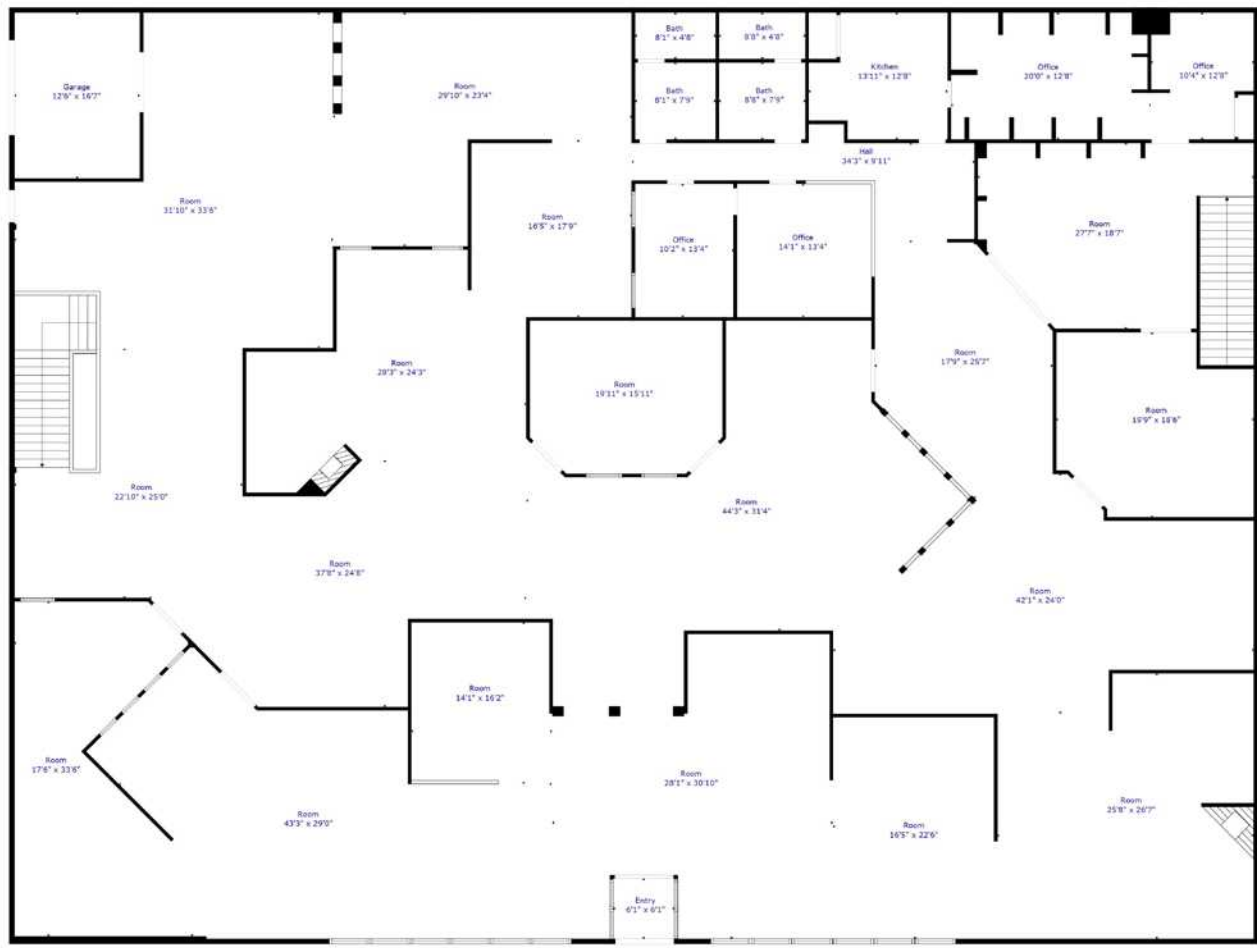


BASEMENT - SHOWROOM AND WAREHOUSE





FLOOR PLANS - MAIN FLOOR



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FLOOR PLANS - BASEMENT





1 MILE RADIUS



POPULATION
13,357



HISTORIC ANN. GROWTH
0.4%



AVG. HOUSEHOLD INC.
\$85,762

3 MILE RADIUS



POPULATION
94,024



HISTORIC ANN. GROWTH
0.9%



AVG. HOUSEHOLD INC.
\$98,717

5 MILE RADIUS



POPULATION
186,986



HISTORIC ANN. GROWTH
1.0%



AVG. HOUSEHOLD INC.
\$97,188

TOK
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SITE

Town and Country

TEXACO

W Francis Ave



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