

# FOR SALE

## DAYCARE/SCHOOL INVESTMENT OR OWNER/USER

4125 N Maple Street | Spokane, WA 99205



<b>OFFERING PRICE</b>	\$1,300,000
<b>BUILDING SITE</b>	±10,624 SF
<b>LOT SIZE</b>	±0.87 AC (±37,897 SF)
<b>ZONING</b>	R1
<b>YEAR BUILT</b>	1960

- Seller will provide minimum 2 year leaseback @ 6.5% Cap Rate
- Available for occupancy 4-6 months post closing for owner/occupant

**CRAIG SOEHREN**

509.755.7548

craigs@kiemleahagood.com

**CHRISTIAN ALFARO**

509.755.7505

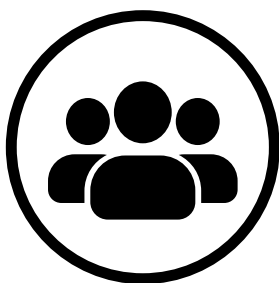
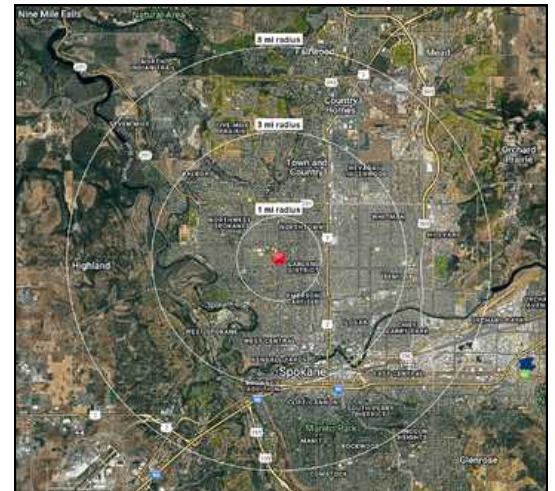
christian.alfaro@kiemleahagood.com

**KIEMLEHAGOOD**



# PROPERTY DESCRIPTION

School or Daycare Site for Sale in North Spokane. This ±10,624 SF building, situated on ±0.87 acres, offers exceptional potential for educational or childcare use. Built in 1960, the property is located on primary arterials just a few blocks from Shadle Park High School, Glover Middle School, and the Shadle Shopping Center. Zoned R1, this site is ideal for redevelopment or continued use as a school or daycare. With an asking price of \$1,300,000, this property is a rare find in a highly desirable location. The Current owner is building a new facility and will need to remain in the space until 2027.



## DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	17,370	124,838	217,815
Projected Pop 2030	17,160	122,795	217,131
Median Age	36.1	35.7	36.4
Adj. Daytime Demos	7,432	105,345	181,313
Average HHI	\$98,730	\$89,883	\$97,749
Median HHI	\$76,567	\$67,840	\$72,972

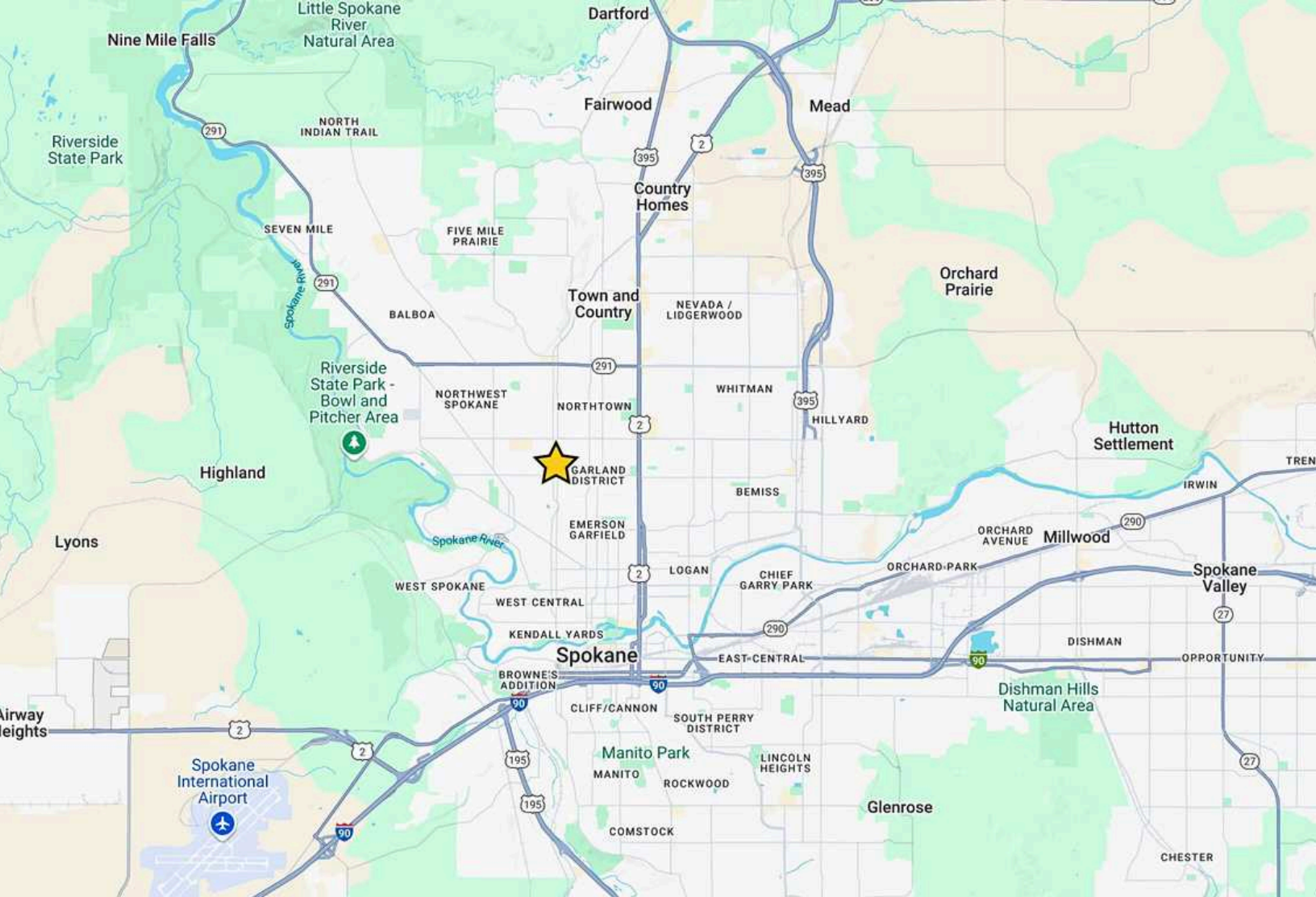












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[VIEW LOCATION](#)



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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201