

FOR SALE DEVELOPMENT SITE

9641 N NEVADA ST
SPOKANE, WA 99218



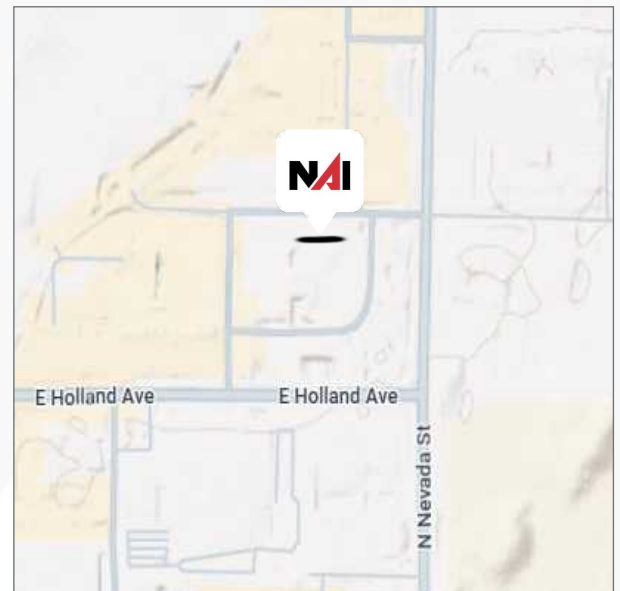
PROPERTY HIGHLIGHTS

- Lot Size: ± 33,792 SF (0.78 Acre)
- Surrounded by major retailers, services, and healthcare providers
- Convenient access to nearby amenities and transportation
- Strong visibility along a well-traveled arterial
- Zoning: General Commercial (GC-70)

PROPERTY OVERVIEW

Situated in North Spokane's established commercial and medical district, this parcel presents a compelling opportunity for future development in a high-demand area. The site benefits from strong visibility, easy access, and close proximity to major retailers, services, and healthcare providers, creating an ideal environment for a range of commercial or professional uses. Surrounded by ongoing growth and established infrastructure, the property offers long-term potential for users seeking a strategic location within one of Spokane's most active corridors.

SALE PRICE ~~\$399,000~~ \$337,920



JEFF JOHNSON, SIOR
Office (509) 622 3561
jjohnson@naiblack.com

MARK C. MCLEES
Office (509) 622 3554
mmclees@naiblack.com



801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

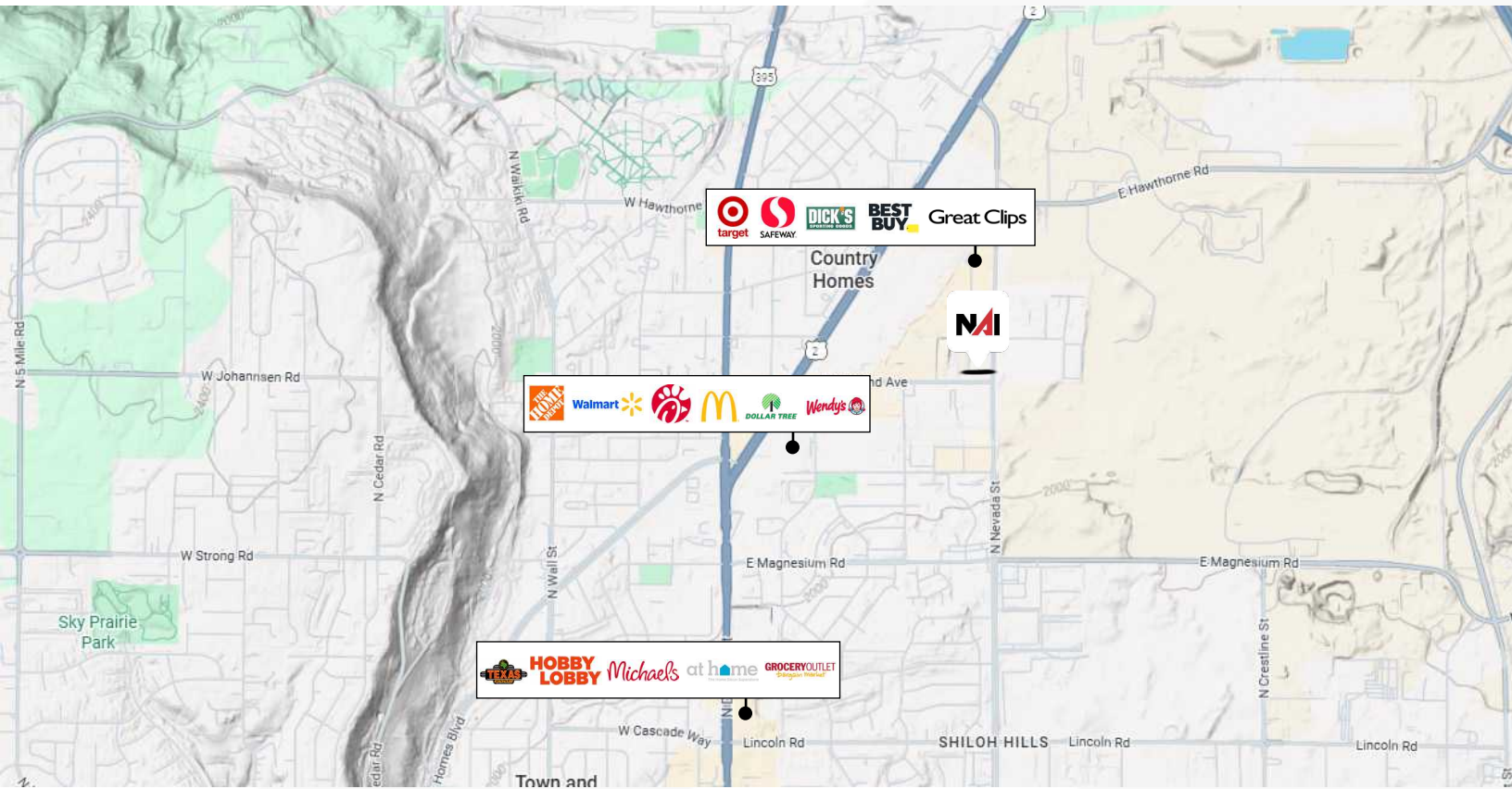
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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RENDERINGS

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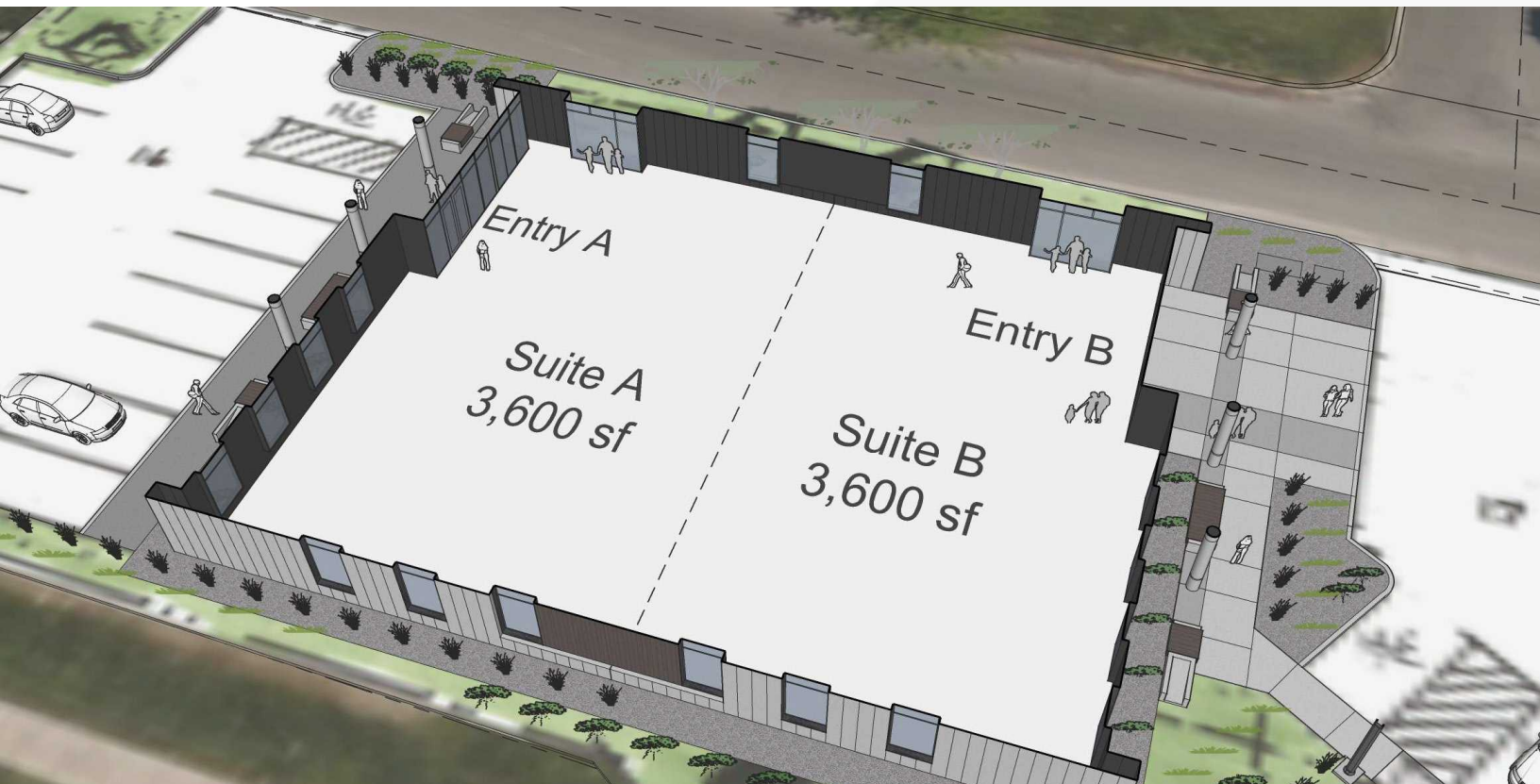
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RECORD OF SURVEY

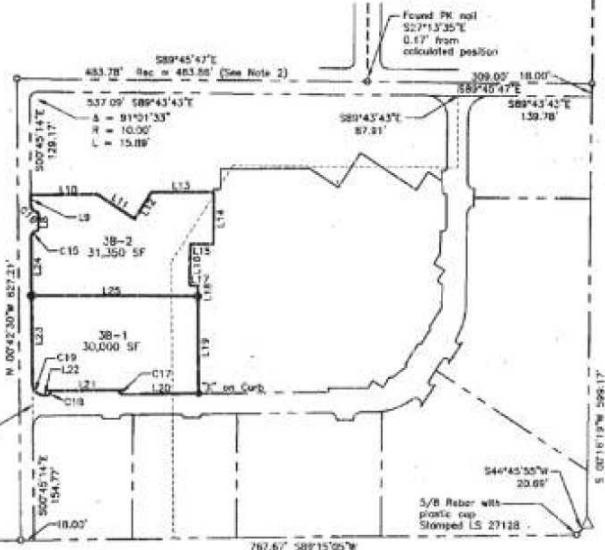
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SEC. 17, T26N, R43E, W.M.
SPOKANE COUNTY, WASHINGTON

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BKG
C15	90°00'00"	10.00	15.71	14.12	10.00	S 44°14'46" W
C16	90°00'00"	10.00	15.71	14.14	10.00	S 43°45'14" E
C17	180°00'00"	2.87	9.03	5.75	N/A	S 00°45'14" E
C18	180°00'00"	2.87	9.03	5.75	N/A	N 00°45'14" W
C19	90°00'00"	15.00	23.56	21.21	15.00	S 45°45'14" E

LINE TABLE

LINE	BEARING	DISTANCE
L8	N 00°45'14" W	24.00
L9	N 00°45'14" W	14.25
L10	N 89°14'46" E	30.81
L11	S 57°00'40" E	62.41
L12	N 32°03'49" E	43.25
L13	S 89°00'00" W	58.80
L14	S 09°00'00" W	70.17
L15	S 89°00'00" W	32.88
L16	S 09°00'00" W	58.00
L17	S 89°28'33" E	10.82
L18	S 00°45'14" E	14.83
L19	S 00°45'14" E	131.99
L20	S 89°14'46" E	108.86
L21	S 89°14'46" E	100.76
L22	S 89°14'46" E	6.89
L23	N 00°45'14" W	120.00
L24	N 00°45'14" W	79.00
L25	N 90°00'00" E	229.26



2" LP. in error, case (not reviewed) 2003 at 5:29 A.M. in book 122 of Surveys at pages 47 & 48 of the Tracts of Dr. Benjamin Hanu. Spokane County Auditor/Deputy

LEGEND

- Found Monument in Monument box as noted in 1993, per Book 55 of Surveys, Page 48
- Found PK nail with washer marked PLS 22128, unless otherwise noted
- Set rebar 5/8" Diameter X 30" Long with plastic Cap marked "MARKS PLS 22961"
- Calculated point, nothing found or set

BASIS OF BEARING

Bearings are based on the centerline of Holland Avenue according to Record of Survey in Book 55 at Page 48 by Ernest M. Warner, as shown hereon.

LEGAL DESCRIPTION

Tract 38-1 of Binding Site Plan 89-53, Sixth Amendment (Northpointe Plaza), recorded under Auditor's file No. 5521500, in Book 1, Page 49C, being a portion of the Southeast quarter of Section 17, Township 26 North, Range 43 East, Willamette Meridian, County of Spokane, State of Washington.

LEGAL DESCRIPTION

Tract 38-2 of Binding Site Plan 89-53, Sixth Amendment (Northpointe Plaza), recorded under Auditor's file No. 5521500, in Book 1, Page 49E, being a portion of the Southeast quarter of Section 17, Township 26 North, Range 43 East, Willamette Meridian, County of Spokane, State of Washington.

NOTE:

- This survey is intended to depict the boundary details and illustrate the monumentation for Tracts 38-1 and 38-2 in accordance with the Sixth Amendment to Northpointe Plaza, Final Binding Site Plan 89-53.
- This distance differs from previous recorded distances (per Book 55 of Surveys, Page 48) to correct a closure error in this block.