



FOR SALE

514 W 1ST AVENUE UNIT 1 AND 2

Spokane, WA 99201

Property Key Facts

Sale Price: \$499,000

Spaces included:

- Unit 1: 2,300 SF
- Unit 2: 2,038 SF

Year Built: 1905

Zoning: Downtown General (DTG)

Exclusively listed by:

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Property Description

Located at 515 W. 1st Ave, the historic Ridpath is a premier mixed-use investment in the heart of Spokane. Its Downtown General (DTG) zoning offers maximum flexibility, actively encouraging a blend of residential, office, and high-traffic retail. This offering includes Unit 1 (2,300 SF) and Unit 2 (2,038 SF). The units are currently vacant and are not built out leaving a buyer a blank canvas to create a residential, retail, or office space.

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
	14,980	109,168	224,638
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	7,777	47,639	94,786
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$60,615	\$83,095	\$87,619

Features



Various Property
Use Options



Parking Garage
available for addtl fee



Close Proximity to
Interstate-90



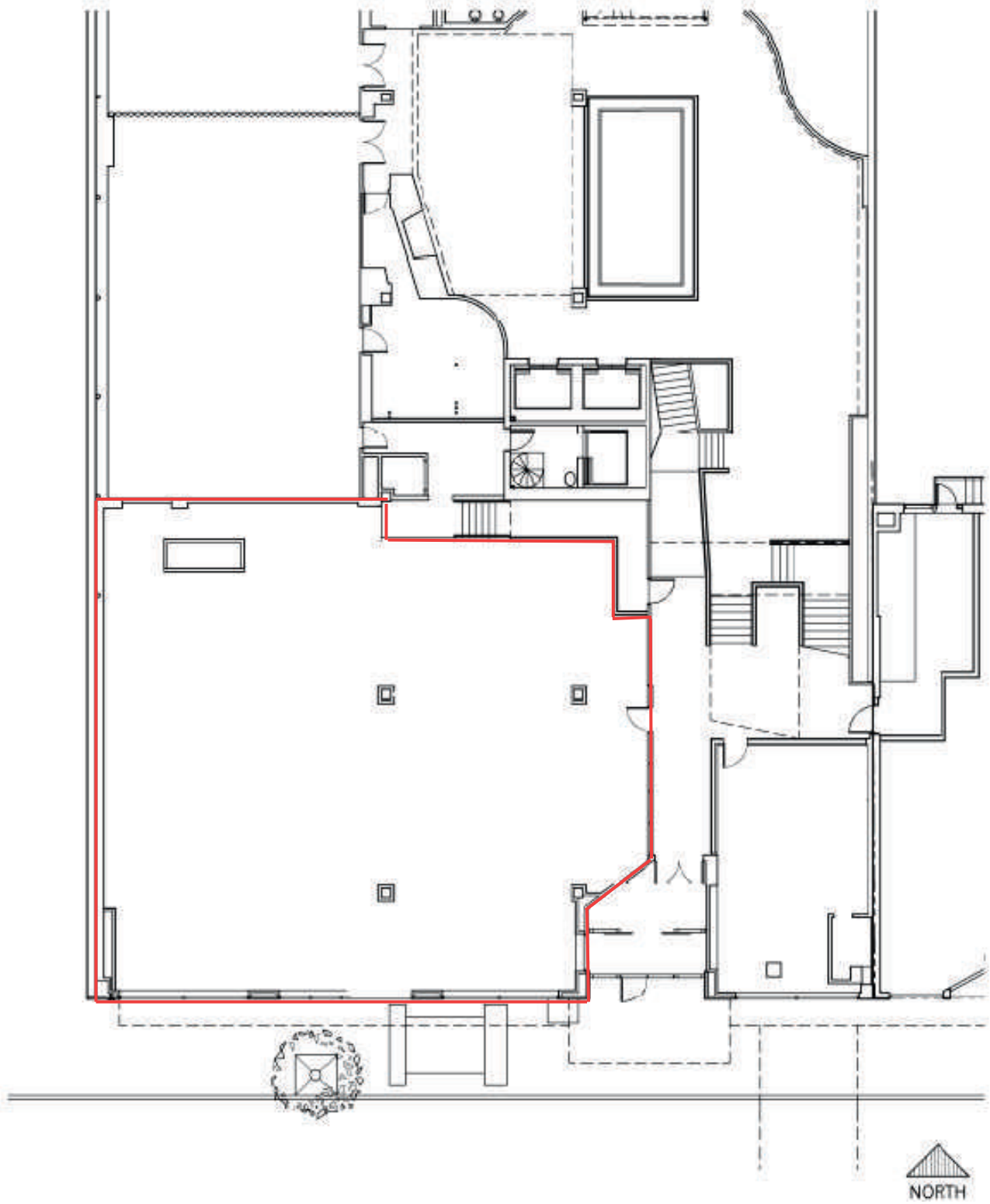
High Traffic
and Visibility



Zoning:
DTG

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AERIAL MAP

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