

# REMODELED FLEX/RETAIL BUILDING FOR SALE

OWNER USER OR INVESTMENT

21 N. SKIPWORTH RD.  
SPOKANE VALLEY, WA 99206



## PROPERTY OVERVIEW

Located just off Sprague Avenue, this fully renovated flex property offers excellent access to I-90 and the area's main commercial corridors. The building features brand-new lighting, fresh paint, upgraded power, and the addition of a new office and bathroom. A gated yard space enhances functionality, while the surrounding neighborhood is anchored by established industrial, service, and retail businesses, making this an ideal location for a wide range of users.

## OFFERING SUMMARY

**Price** \$2,070,000

**Bldg. SFT** 8,280 SFT

**\$/SFT** \$250/SFT

**Tenancy** 43% Occupied

**Renovated** 2025

**Current Lease Rate** \$1.25/SFT/MO

**Est. Owner User Lease Rate** \$0.73/SFT/MO

\*SBA Eligible - owner/user can occupy 57% of the building

 [PROPERTY TOUR - CLICK HERE](#)

**STEVEN DAINES**  
**SETH PETERSON**

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## PROPERTY DETAILS

<b>LAND AREA</b>	0.64 AC	<b>SUITES</b>	2	<b>BLDG HEIGHT</b>	17'
<b>APN</b>	45163.0541	<b>OFFICES</b>	4	<b>OH DOORS</b>	4 TOT/10' W X 12' H
<b>PARKING</b>	25 STALLS	<b>BATHROOMS</b>	2	<b>CONSTRUCTION</b>	MASONRY
<b>POWER</b>	1400 AMPS	<b>YEAR BUILT</b>	1983	<b>ZONING</b>	CMU

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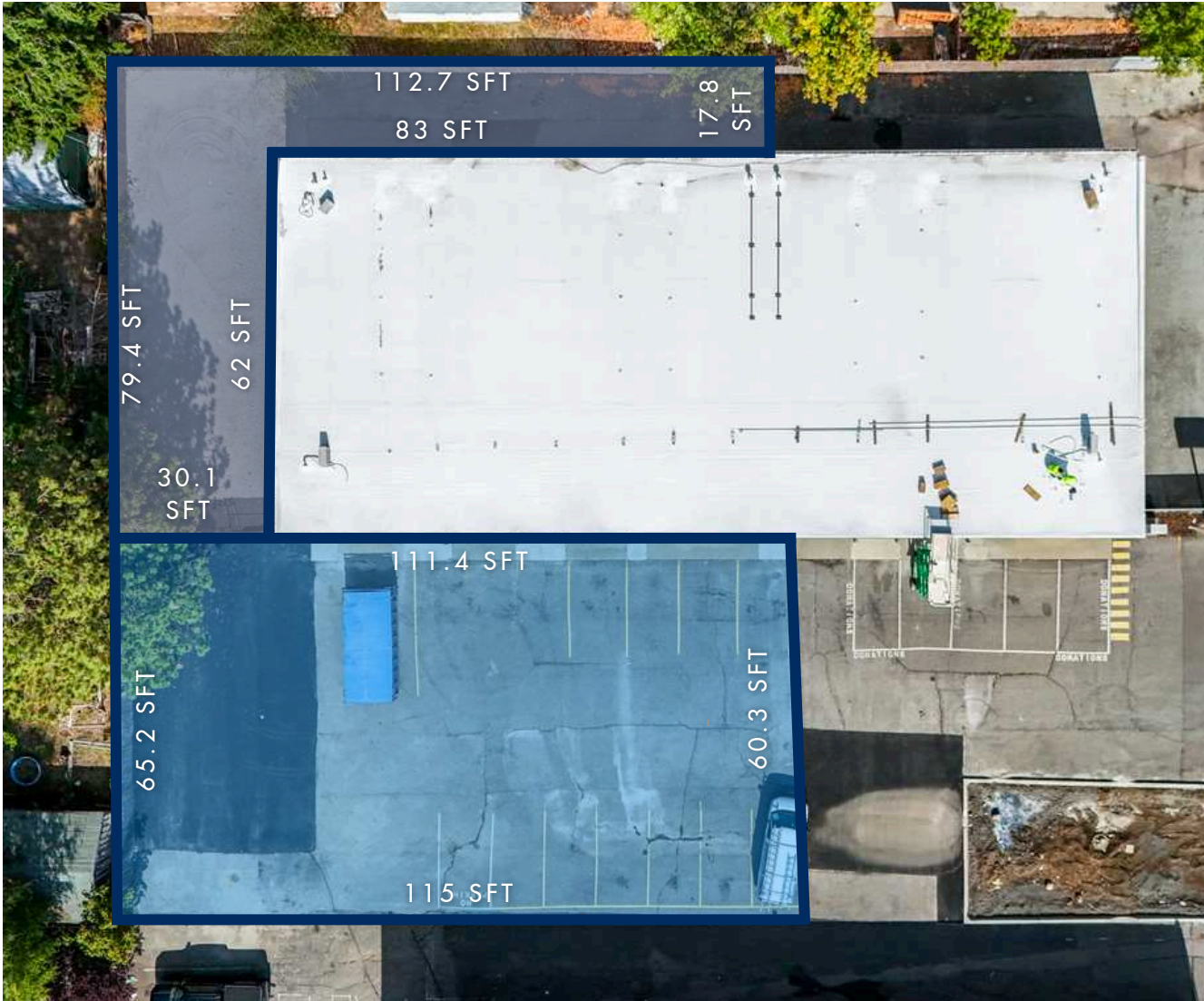
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## OWNER USER CAN OCCUPY:

● YARD SPACE  
4,005 SFT

● PARKING LOT  
7,207 SFT

Approximately 57% of the property

\*measurements are an approx. measurement  
+/- 2 SFT

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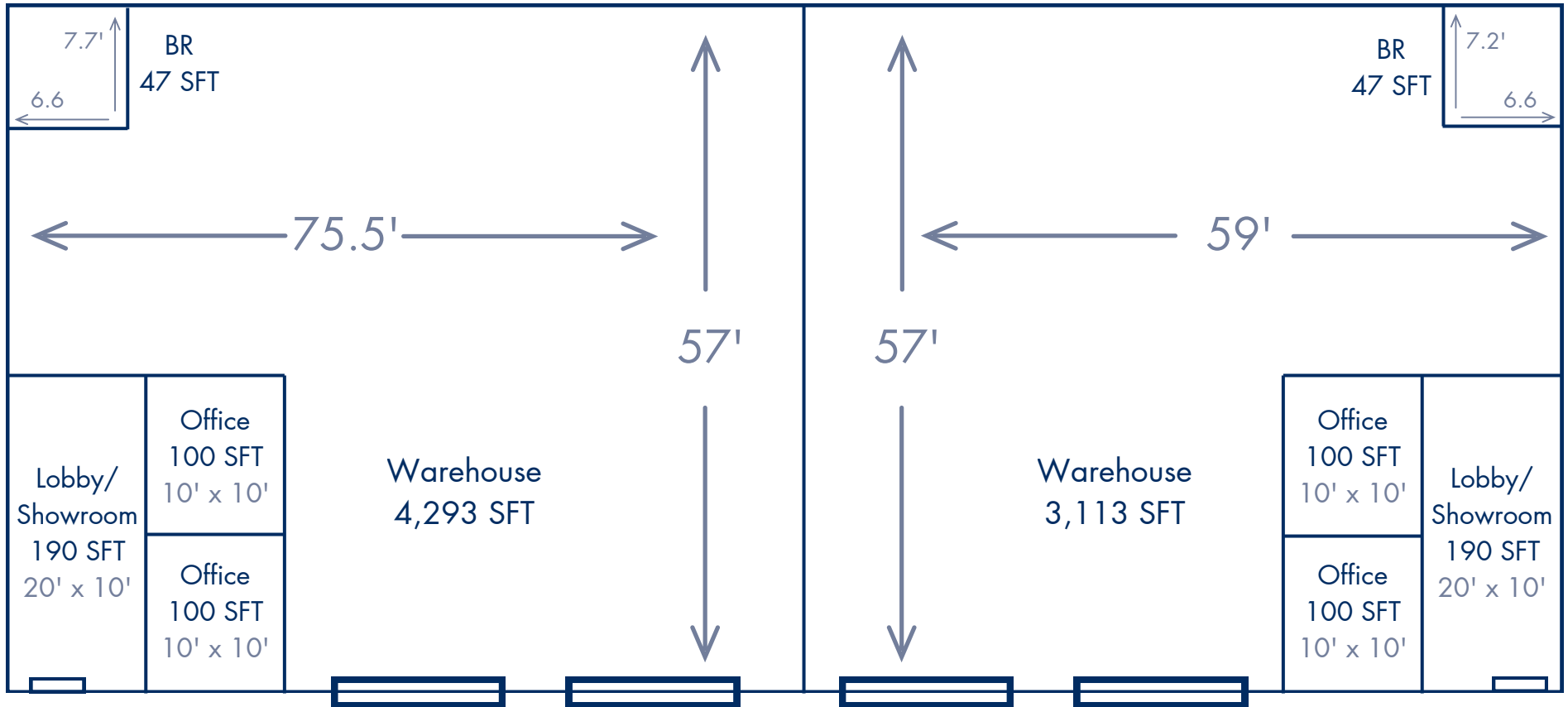


## FLOOR PLAN

\*Floor plan not drawn to scale

### Suite 1

### Suite 2



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## **21 N. SKIPWORTH RD. SPOKANE VALLEY, WA**

Size: 8,820 SFT

List Price: \$2.070M

\$/SFT: \$250

OHD: 4 total, 10' x 12'

YR Built: 1983



## **1624 E. LYONS AVE. SPOKANE, WA**

Size: 6,000 SFT

Sold: \$1.2M (July 2025)

\$/SFT: \$207.74

OHD: 4 total, 14' x 12'

YR Built: 2007



## **530 E. NORTH FOOTHILLS DR. SPOKANE, WA**

Size: 7,000 SFT

Sold: \$1.13M (Mar. 2025)

\$/SFT: \$162.50

OHD: 5 total, 10' x 12'

YR Built: 1987



## **1035 E. CATALDO AVE. SPOKANE, WA**

Size: 6,934 SFT

Sold: \$1.6M (Mar. 2025)

\$/SFT: \$230.71

OHD: 1 total, 10' x 12'

YR Built: 1958

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DEMOGRAPHICS	1 MILE	3 MILE
Population	14,141	80,518
Households	5,795	32,663
Median Age	39	39
Median HH Income	\$60,616	\$70,924
Daytime Employees	6,184	39,338
Population Growth '25 -'30	1.63%	1.84%
Household Growth '25 -'30	1.67%	1.82%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Skipworth Rd.	21,489
E. Sprague Ave.	N. Gillis Rd.	21,213
E. Sprague Ave.	N. Bowdish Rd.	23,018

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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