



FOR SALE

\$439,000

6.04% CAP

Unique Industrial Property

813 N Park Rd, Spokane Valley

Versatile industrial-zoned property offering both functionality and income potential. The site features a well-maintained house that can serve as an ideal owner-operator office or be leased as a residential unit, providing added flexibility. The fully insulated shop is separately metered and currently rented, with two access points for ease of use. A fully fenced layout enhances security and usability, while a brand-new roof installed on the house in 2025 adds long-term value and peace of mind.

- ✓ PARCEL: 35131.1141
- ✓ LAND: 10,306 SF
- ✓ ZONE: Industrial

- ✓ BUILDING: 1,560 SF
- ✓ LAND: 10,306 SF
- ✓ 5 Rooms/Offices
- ✓ New roof in 2025

- ✓ SHOP: 1,200 SF
- ✓ Separately Metered, Fully Insulated
- ✓ Gated Yard with 2 Accesses
- ✓ Installed Security System
- ✓ Fully Insulated & Heated
- ✓ Bathroom w/Shower

FINANCIALS

813 N Park Rd, Spokane Valley, WA 99212

Space	Space	Lease End
1	Main Level Room	MTM
2	Main Level Room	Vacant/Listed
2	LL (Separate Entrance)	Vacant
4	Lower Level Room	Vacant
5	Lower Level Room	Vacant
6	Shop	1,200 SF
		7/31/2026
Total		

CURRENT RENT

Rent	Utilities
\$1000	n/a
\$1000	n/a
	n/a
	n/a
	n/a
\$1,600	Tenant
0	

Currently leased as a residential property, this versatile asset offers strong potential for conversion to an owner-operator office with dedicated shop and secure yard space. This makes it ideal for contractors or service based businesses.

A separate lower-level entrance provides added flexibility for future multi-tenant use or workspace separation.

**All potential uses and configurations are subject to buyer verification.*

	OPERATIONS	
Income	Income	
Gross Potential Rent	\$3,600/Mo	\$43,200/Yr
Vacancy & Bad Debt	\$180	\$2,160
Net Rental Income	\$3,420	\$41,040
Other Income	N/A	N/A
Effective Gross Income	\$3,420	\$41,040
Expenses	Expenses	
Taxes	\$226	\$2,717
Insurance	\$116	\$1,402
Utilities	\$368	\$4,416
Repairs & Maintenance*	\$500	\$6,000
Total Expenses	\$1,211	\$14,535
Percent of GOI		35%
Net Operating Income	\$2,208	\$26,505

* Estimated Amounts

SALE COMPARABLES

Executive Summary

PROPERTY ADDRESS	SQFT	SALE PRICE	\$/SF	DATE SOLD
813 N Park Rd	2,760			
5401 N Freya	4,168	\$510,000	\$236	Jan 2026
2409 N Oberlin Rd	6,692	\$302,608	\$99	Nov 2025
2411 N Oberlin Rd	11,820	\$226,334	\$99	Nov 2025
3707 E Olympic Ave	4,320	\$227,500	\$85	Sept 2025
1201 N Stanley Rd	5,280	\$825,500	\$237	Under Contract
			AVG: \$151	

PHOTOS

813 N Park Rd, Spokane Valley WA 99212



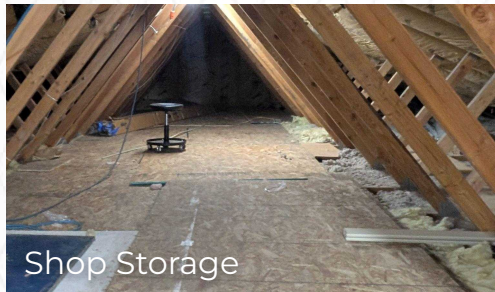
House



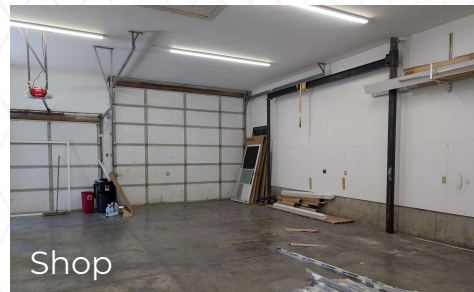
Bathroom



Kitchen



Shop Storage



Shop



Shop Access Point



Shop