



**FOR SALE**

**11402 N NEWPORT HWY**

**Spokane, WA 99218**

**[View Location](#)**

### Property Key Facts

**Sale Price:** Accepting Offers

**Parcel Number:** 36084.9204

**Total Lot Size:** ± 1.19 AC/51,999 SF

**Total Building Size:** ± 14,096 SF

**Year Built:** 2013

**Zoning:** Light Industrial

**Exclusively listed by:**

**Ryan Oberg**

**Commercial Broker**

**509.990.8423**

**ryan.oberg@g-b.com**



## Property Description

Located just south of the Costco in North Spokane, 11402 N Newport Hwy is a modern, two-story commercial building designed for high-visibility retail and professional office use. Positioned along Highway 2 with a high traffic count of approximately 26,000 vehicles per day, it offers convenient access to the North Spokane Corridor and is near major landmarks like Whitworth University and the YMCA. The property includes a large pylon sign with digital display for tenant advertising, dedicated parking, and an upstairs residential suite. In addition to the 5 lower level business suites, there are also 4 office spaces with a shared bathroom and kitchen area on the upper level.



Ryan Oberg  
Commercial Broker  
509.990.8423  
ryan.oberg@g-b.com





## Features



Various Property  
Use Options



43  
Parking Stalls



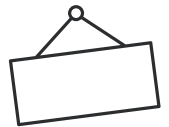
Close Proximity to  
Major Retailers



Excellent  
Visibility



Zoning:  
LI



Building  
Signage

Ryan Oberg  
Commercial Broker  
509.990.8423  
ryan.oberg@g-b.com





## AERIAL MAP

*General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.*

*Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes. Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.*

Ryan Oberg  
Commercial Broker  
509.990.8423  
ryan.oberg@g-b.com

