

COMMERCIAL SPACE FOR SALE – ONE BUILDING, TWO UNITS

For Sale



3003-3005 E Mission Ave, Spokane, WA 99202

\$285,000



COMMERCIAL SPACE FOR SALE – ONE BUILDING, TWO UNITS

Investor opportunity with upside! Awesome commercial space that needs some fixing up to bring your vision to life.

One building with two units. Both sides were set up for use in the food industry. Front portion used to be a sub sandwich shop and had an electrical fire which is where most of the work will need to be done. Back section was a catering business and metered separately, electricity is on. Could fix up the back section first and get your business up and running in there before starting work on the heavier front half repairs. Sold as-is.

Seller financing available.



BUILDING SIZE - 3,276 SQ FT

LOT SIZE - 10,519 SQ FT

PARCEL # 35103.3503 - 35103.3506

SCHOOL DISTRICT

Spokane District 81

TOTAL POPULATION

23,237

MEDIAN AGE

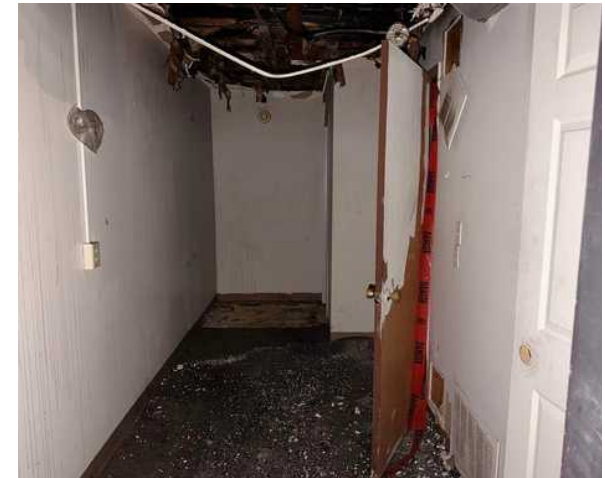
31.3

99202 AVERAGE HOUSEHOLD INCOME

\$76,190

MEDIAN HOUSEHOLD INCOME

	99202	Spokane Valley	WA State
2024	\$54.1k	\$73.5k	\$97k
2029 Projected	\$61.7k	\$88.2k	\$112.3k

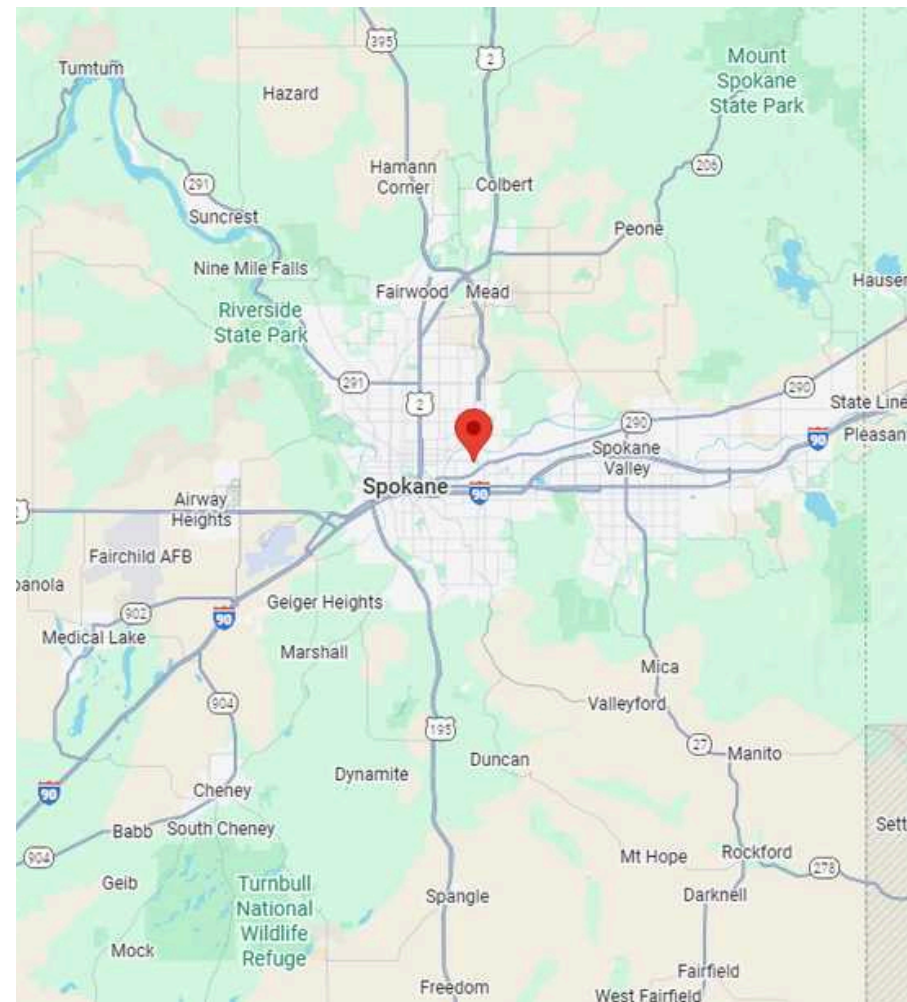


AVERAGE COMMUTE TIME

Commute Time to Work	Percentage of Area Population
< 5 Minutes	5.4%
5-10 Minutes	17.23%
15-20 Minutes	25.67%
20-25 Minutes	15.14%
25-30 Minutes	2.82%
30-35 Minutes	5.7%
35-40 Minutes	< .5%
40-60 Minutes	~2%
60-90 Minutes	2.8%
> 90 Minutes	~1%

HOW PEOPLE GET TO WORK

Drive Solo	71%
Work at Home	14.6%
Carpool	12.8%
Walk	10.2%
Bus	~4%
Other	<2%



AVERAGE DISPOSABLE INCOME

99202	\$61k
Spokane County	\$80.3k
WA State	\$100k

PER CAPITA INCOME

	99202	Spokane Valley	WA State
2024	\$27.5k	\$40.9k	\$52.8k
2029 Projected	\$33.5k	\$49.3k	\$62.1k

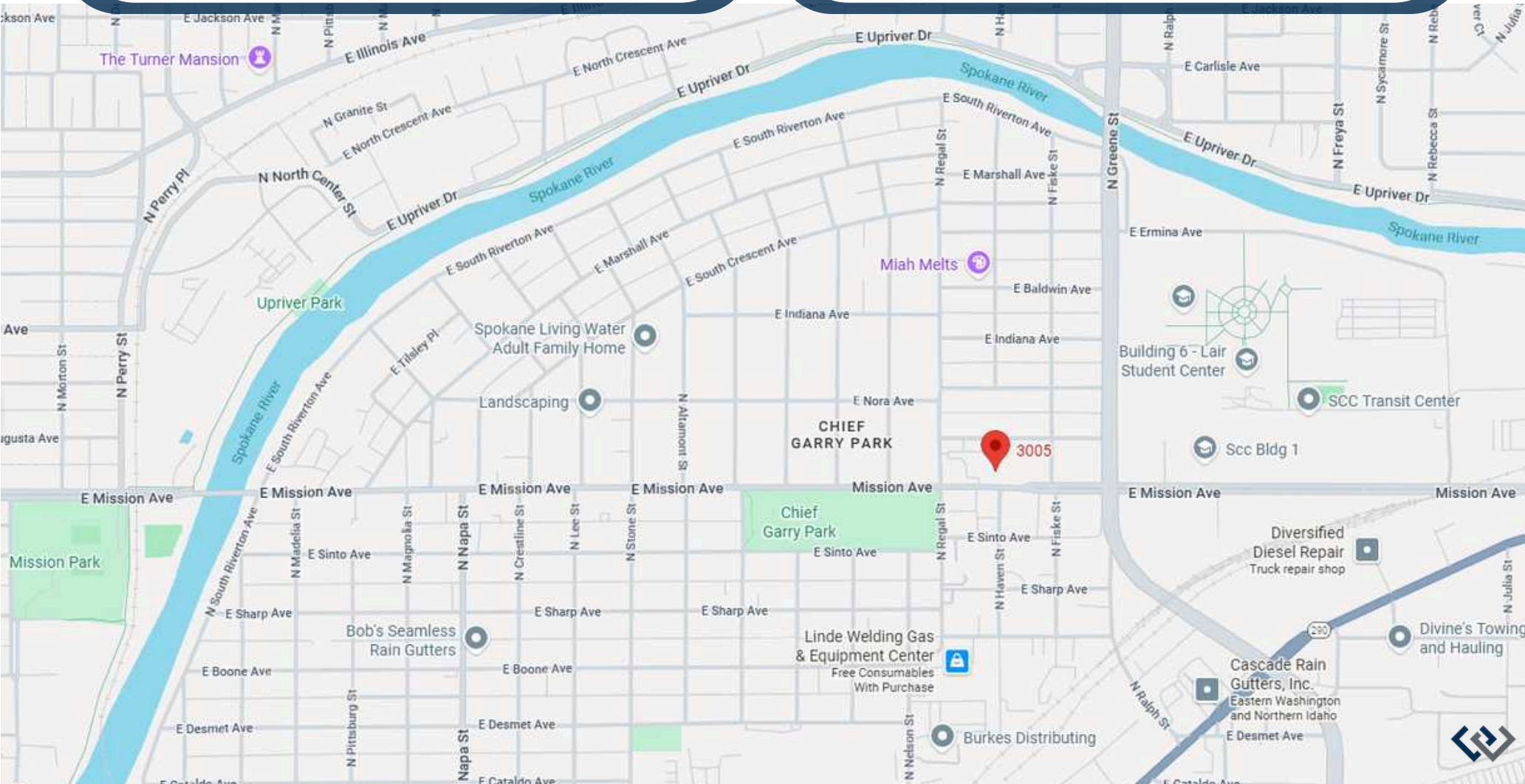


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LOCAL AMENITIES:

SPOKANE ARENA
City of Spokane PARKS & RECREATION
SAFeway
SPOKANE CONVENTION CENTER
No-Li BREW HOUSE
GONZAGA UNIVERSITY
COSTCO WHOLESALE
JUNDT ART MUSEUM
SPOKANE COLLEGES
SPOKANIMAL
 YOUR INLAND NORTHWEST HUMANE SOCIETY

Fred Meyer
TRADER JOE'S
Days Inn BY WYNDHAM
RH RUBY RIVER HOTEL
Esmeralda GOLF COURSE
AVISTA STADIUM
Spokane Transit
LOWE'S
Walmart
THE HOME DEPOT
WinCo FOODS





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RESIDENTIAL - COMMERCIAL - VACATION



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