

# Retail For Sale



Re/Max of Spokane-Commercial

12810 E Nora Ave Ste E Spokane Valley, WA 99216 | 509-922-3000

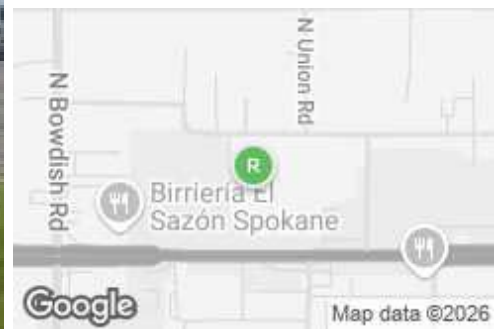
## Spokane Valley CMU Retail

11809 E Sprague Ave, Spokane Valley, WA, 99206

Retail: Mixed Use For Sale

Prepared on April 13, 2026

1 of 1 Listings



### Listing Details | Retail For Sale

Secondary Uses	<b>Multi-Family, Office</b>
Total Available Space	<b>6,300 SF</b>
Asking Price	<b>\$1,254,815</b>
Listing Price Per SF	-
Cap Rate (Actual)	<b>6.5%</b>
NOI	<b>\$81,563</b>
Total Income	<b>\$81,563</b>
Investment	<b>Yes</b>
Signage	<b>On Building &amp; Free-Standing</b>

Show Instructions	<b>Call broker</b>
Gross Sched. Rents	<b>\$81,563</b>
Vacant	<b>No</b>
Available Date	<b>Now</b>
Days On Market	<b>308 days</b>
Date Listed	<b>6/09/2025</b>
Last Modified	<b>4/13/2026</b>
Listing ID	<b>42877348</b>
Parking Spaces	-

### Description

Drive through site with potential "Build To Suit"!

There are currently four Tenants on the parcel including the sign space. Current rents have 3% escalators through April 30, 2027. The car lot and office in Building C are available For Lease at \$2,750/month, modified gross. The owner will consider a build to suit on the south half of the parcel for a long term user. CLA for details.

### Property Features

#### Location Details

Address	<b>11809 E Sprague Ave, Spokane Valley...</b>
Zoning	<b>CMU</b>
Submarket	<b>CBA Spokane Valley</b>

County	<b>Spokane</b>
Parcels	<b>45164.0597</b>
Name	<b>11809 E Sprague Avenue</b>

## Building Details

Sub Type	<b>Mixed Use</b>
Building Status	<b>Existing</b>
Building Size	<b>6,300 SF</b>
Land Size	<b>1.36 Acres / 59,242 SF</b>
Number of Buildings	<b>4</b>
Number of Floors	<b>1</b>
Year Built/Renovated	<b>1983, 1998</b>
Occupancy Type	<b>Multi-tenant</b>
Parking Spaces	-

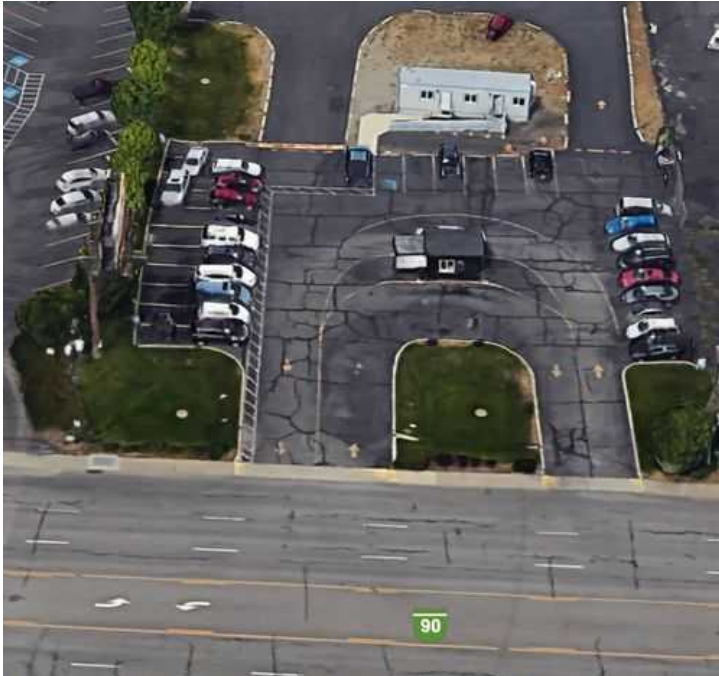
Parking Ratio	-
Retail Space	<b>6,300 SF</b>
Rentable Space	<b>6,300 SF</b>
Number of Tenants	<b>6</b>
Electricity	<b>Yes</b>
Water	<b>Yes, Municipal Utility District</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>
Rail Service	<b>No</b>

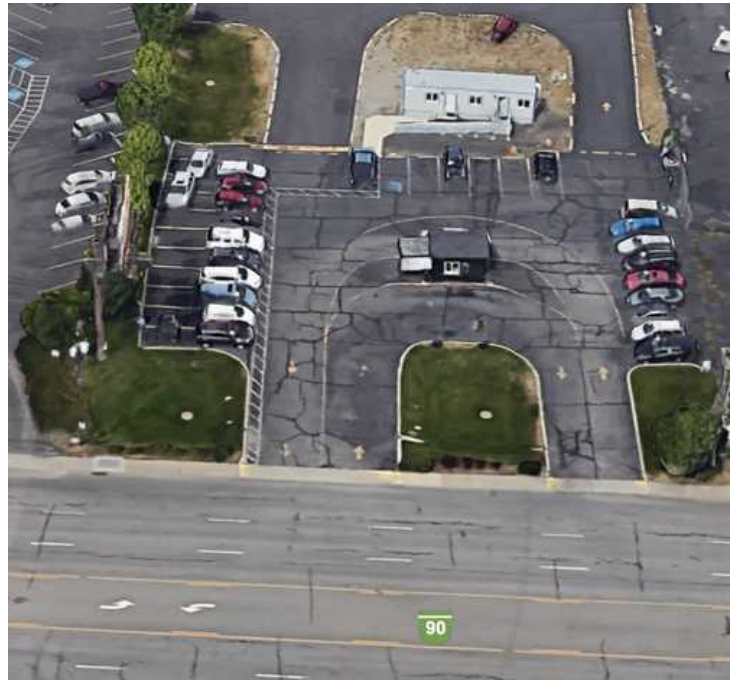
## Property Listings

1 Listing | 6,300 SF | \$1,254,815

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	-	-	6,300 SF	\$1,254,815	Now

## Additional Photos





## Contact



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