

# FOR SALE

## CENTRALLY LOCATED BUILDING

224 S Washington Street | Spokane, WA 99201

<b>OFFERING PRICE</b>	\$1,040,000
<b>GROUND LEVEL</b>	±6,840 SF
<b>BASEMENT LEVEL</b>	±1,500 SF ( <i>Unfinished</i> )
<b>TOTAL SF</b>	±8,340 SF
<b>YEAR BUILT   RENOVATED</b>	1912   2017
<b>TENANCY</b>	Multi-Tenant
<b>LOT SIZE</b>	±9,000 SF   ±0.21 Acres
<b>PARCEL NO.</b>	35191.2907
<b>ZONING</b>	Downtown South (DTS)
<b>WATER &amp; SEWER</b>	City of Spokane
<b>ELECTRICITY &amp; GAS</b>	Avista Utilities
<b>TRASH</b>	City of Spokane
<b>TENANTS</b>	Arketa Salon & This Mission
<b>AVAILABLE SF</b>	Suite 230   ±3,717 SF
<b>AVAILABLE SF</b>	Suite 406   ±671

[VIEW LOCATION](#)



**RICHARD FOX**

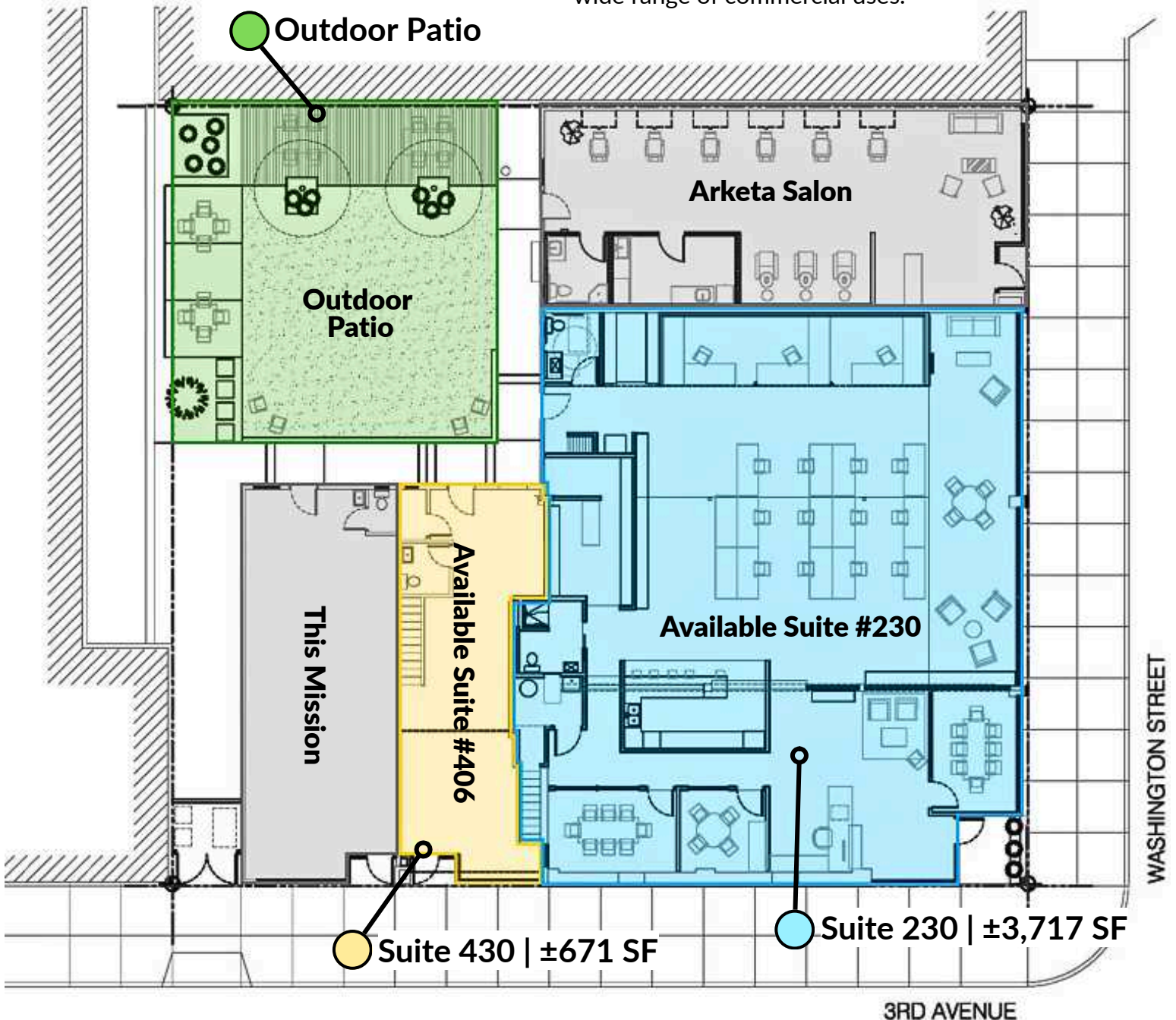
509.755.7580

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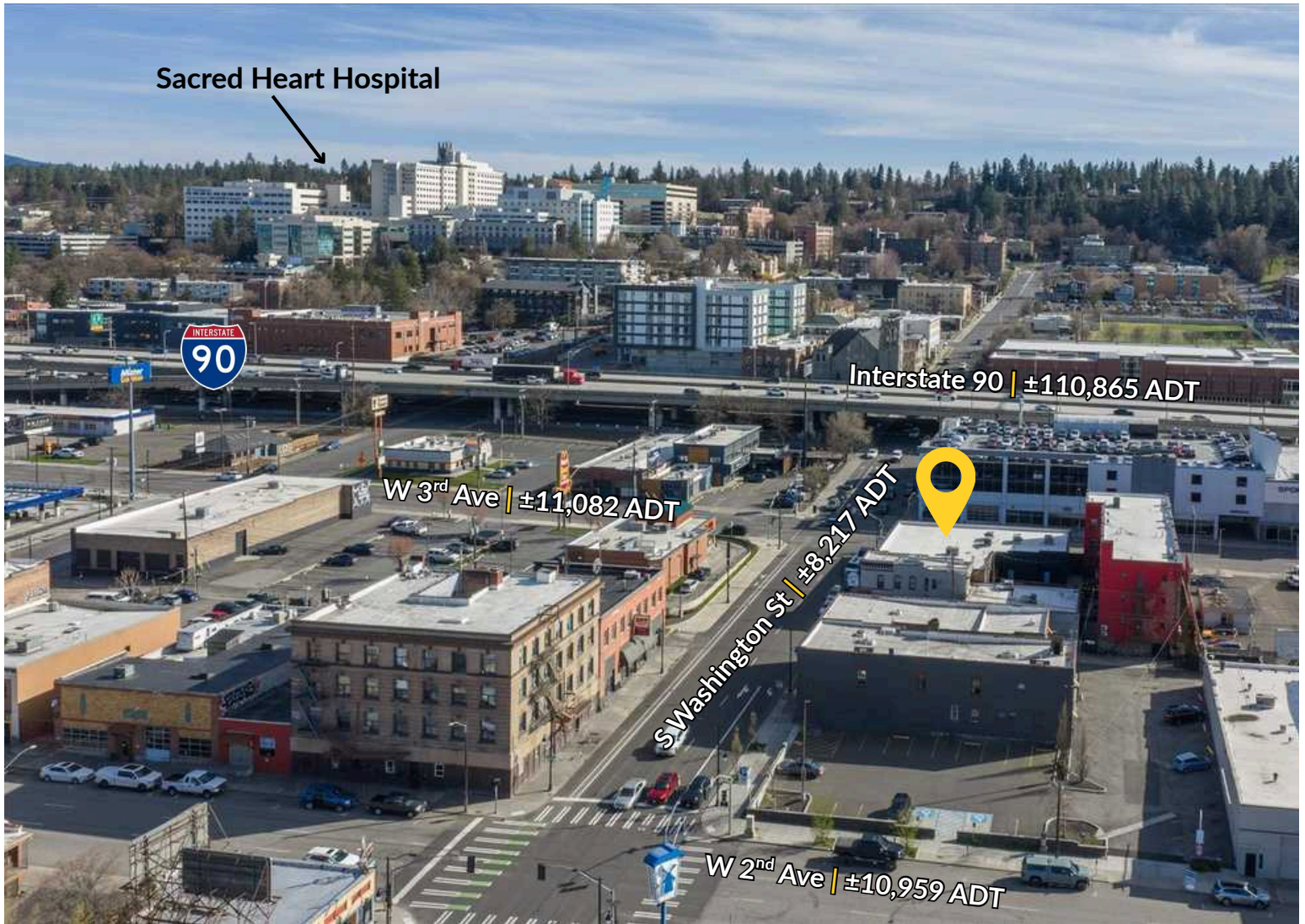
**KIEMLEHAGOOD**



Excellent owner-user opportunity positioned in the heart of downtown Spokane. This ±6,840 SF commercial property, not including the basement, offers a truly one-of-a-kind outdoor patio, an exceptionally rare amenity for the area. Originally built in 1912 and thoughtfully renovated in 2017, the building blends historic character with modern functionality. Benefiting from high visibility, strong traffic counts, and convenient access to I-90, this property presents an outstanding opportunity for a wide range of commercial uses.







**DISTANCE & DRIVE TIMES**

**Spokane International Airport (West):**

± 9 Minutes, ±6 Miles

**Deer Park, WA (North):**

±36 Minutes, ±22 Miles

**Spokane Valley, WA (East):**

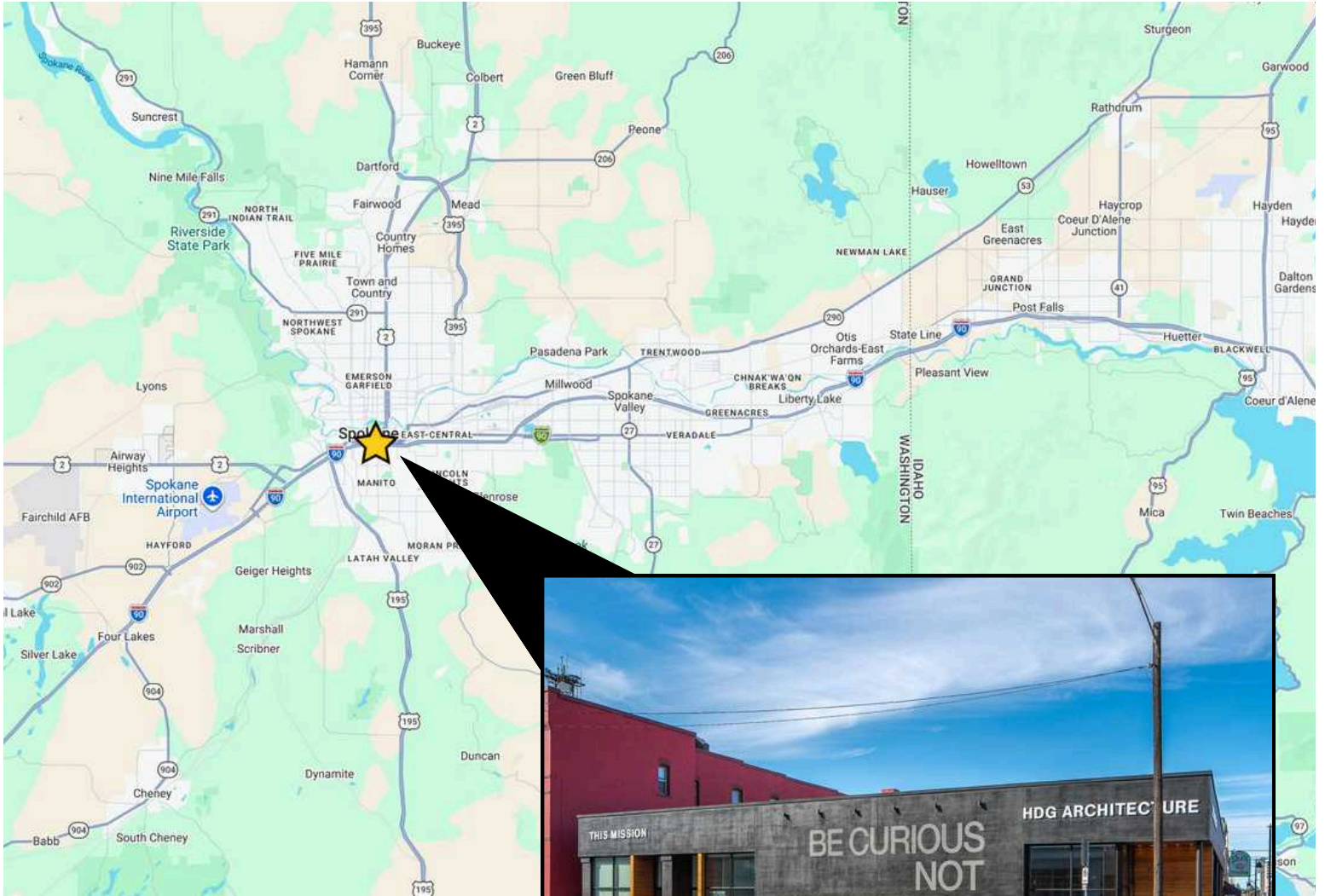
±11 Minutes, ±9 Miles

**Coeur d'Alene, ID (East):**

±36 Minutes, ±32 Miles

**Pullman, WA (South):**

±1 Hour 20 Minutes, ±75 Miles



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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201