

FOR SALE

\$2,750,000



7410 N. Division St.

Spokane, WA 99208

Property Key Facts

Sale Price: \$2,750,000

Zoning: GC-70

Building Size: 21,552 SF

Year Built: 1980

Lot Size: 0.49 Acres

Renovated In: 2019

Exclusively listed by:

Cory Barbieri

Partner/Commercial Broker

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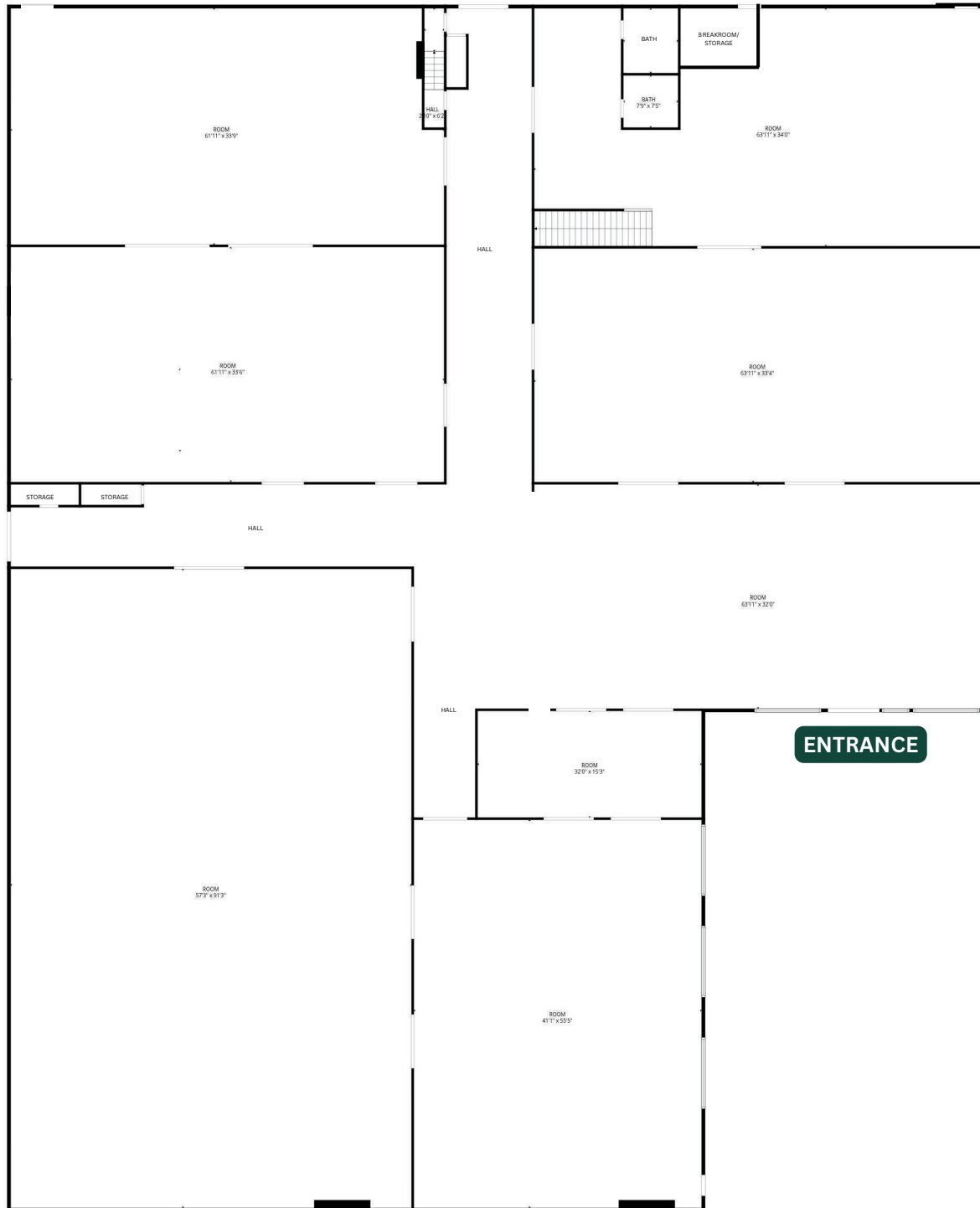
Retail/Office Building For Sale

Situated in the heart of a high-traffic retail corridor, this 21,552 SF commercial building offers premier visibility with **prime frontage along North Division Street, seeing approximately 45,000 vehicles daily**. Originally constructed in 1980 and refreshed with a 2019 renovation, the property **occupies a 0.49-acre lot within the Northgate Shopping Center**, adjacent to national anchors like Hobby Lobby and Michaels. The interior boasts an expansive retail floor with **16-foot ceilings, tenant-controlled HVAC, and dedicated second-story office space**. Complemented by a **prominent monument sign and abundant shared parking**, this versatile site is an ideal home for your business.



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Features



21,552
SF



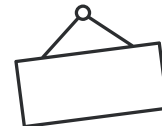
Amble shared
parking spaces



44,176
VPD



[View
Location](#)



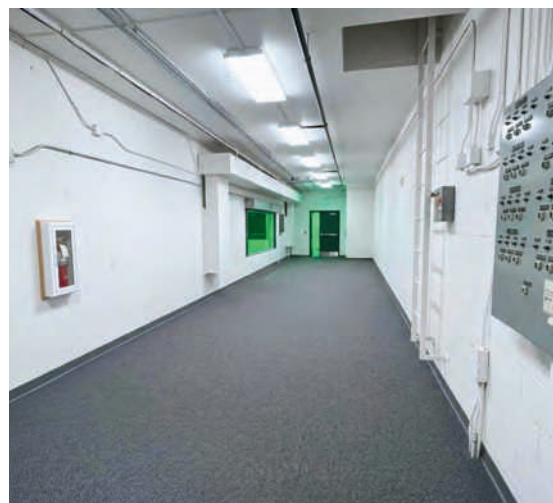
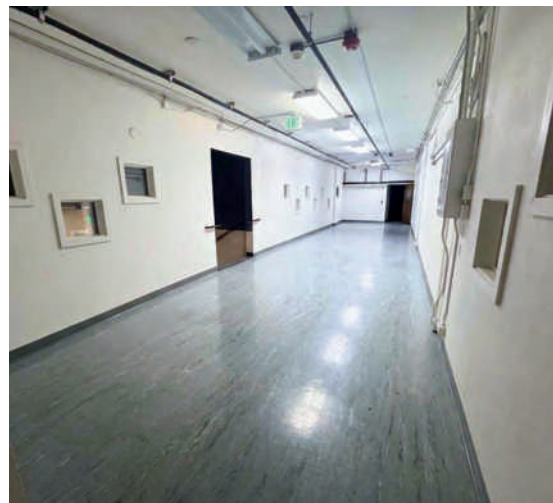
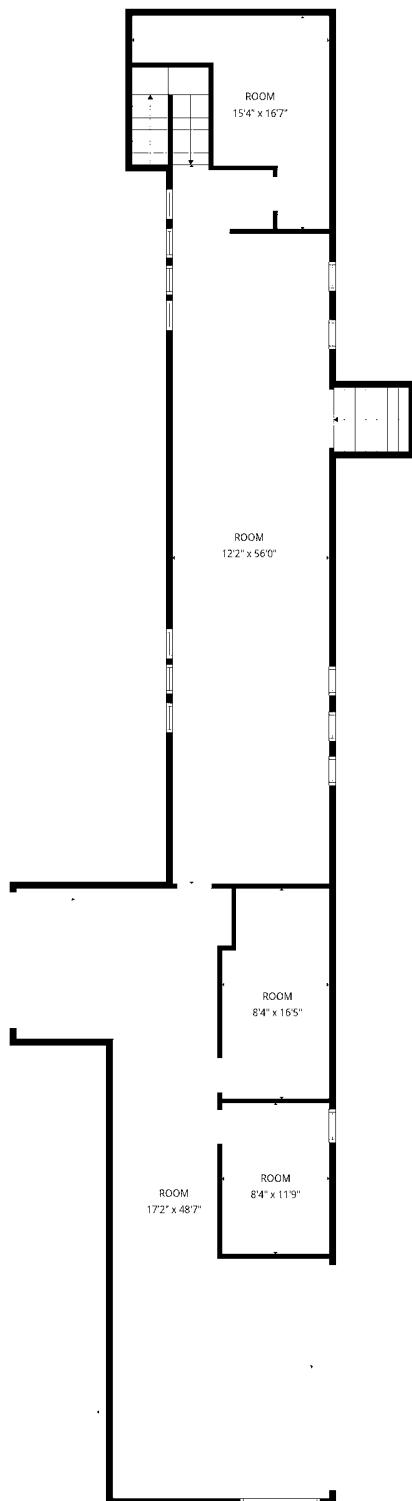
Monument
Signage



Two Level
Space

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LOCATION OVERVIEW

Spokane, Washington



International Events

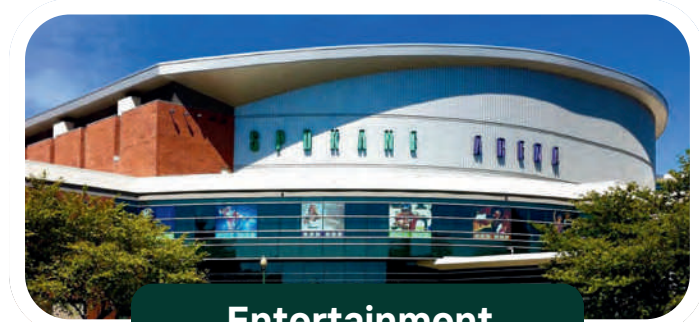
Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.



Outdoor Activities

✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.

✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



Entertainment

✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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