



FOR SALE

802 N FANCHER RD

Spokane Valley, WA 99212

[View Location](#)

Property Key Facts

Sale Price: \$995,000

Parcel Number: 35132.1027

Total Lot Size: ±0.68 AC

Total Building Size: ±11,756 SF

Year Built: 1954/1977

Zoning: I-2

Parking: 33 Stalls

Signage: Monument

Exclusively listed by:

Cory Barbieri

President

509.344.4901

cory.barbieri@g-b.com

Bob Spooner

Sr Commercial Broker

509.999.1959

bob.spooner@g-b.com



Property Description

Maximize your presence at the high-traffic intersection of Fancher and Broadway with this versatile $\pm 11,756$ SF commercial asset. Perfectly positioned for immediate I-90 access, this property is a turnkey solution for an owner-user or a high-potential addition to a leased investment portfolio.

The building has been extensively modernized, featuring a new TPO roof, updated HVAC, 3-phase power, and energy-efficient LED lighting. With fresh carpet, new windows, a robust security system, and available office FF&E, this space is truly move-in ready. High visibility, corner signage, and 33 dedicated parking stalls make this Spokane Valley's premier opportunity for 2026.



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Features



Recent Improvements -
New TPO Roof, HVAC, etc.



33
Parking Stalls



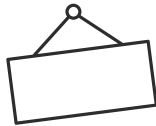
Easy
Freeway Access



Excellent
Visibility



Zoning:
I-2

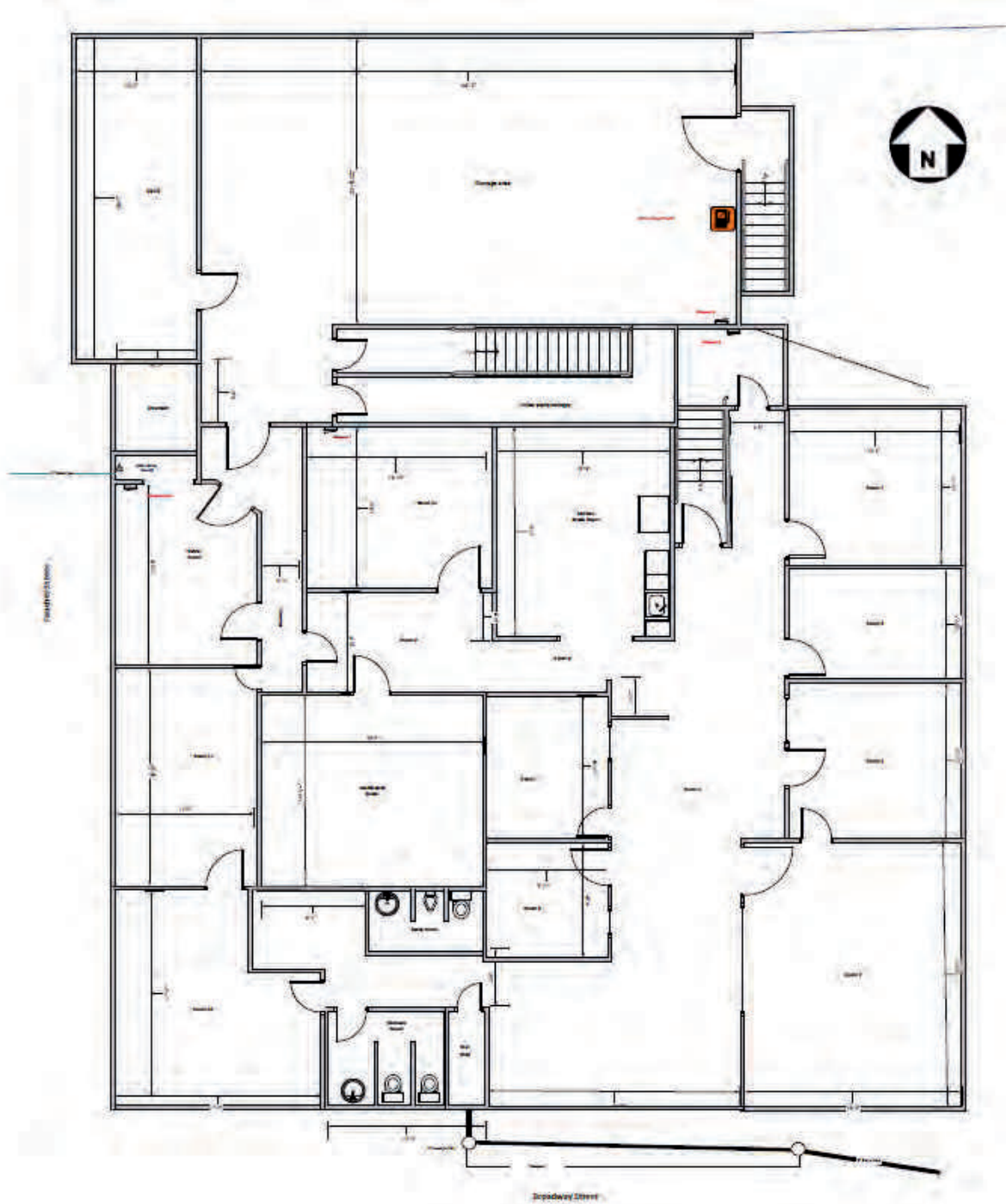


Building
Signage

Cory Barbieri
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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

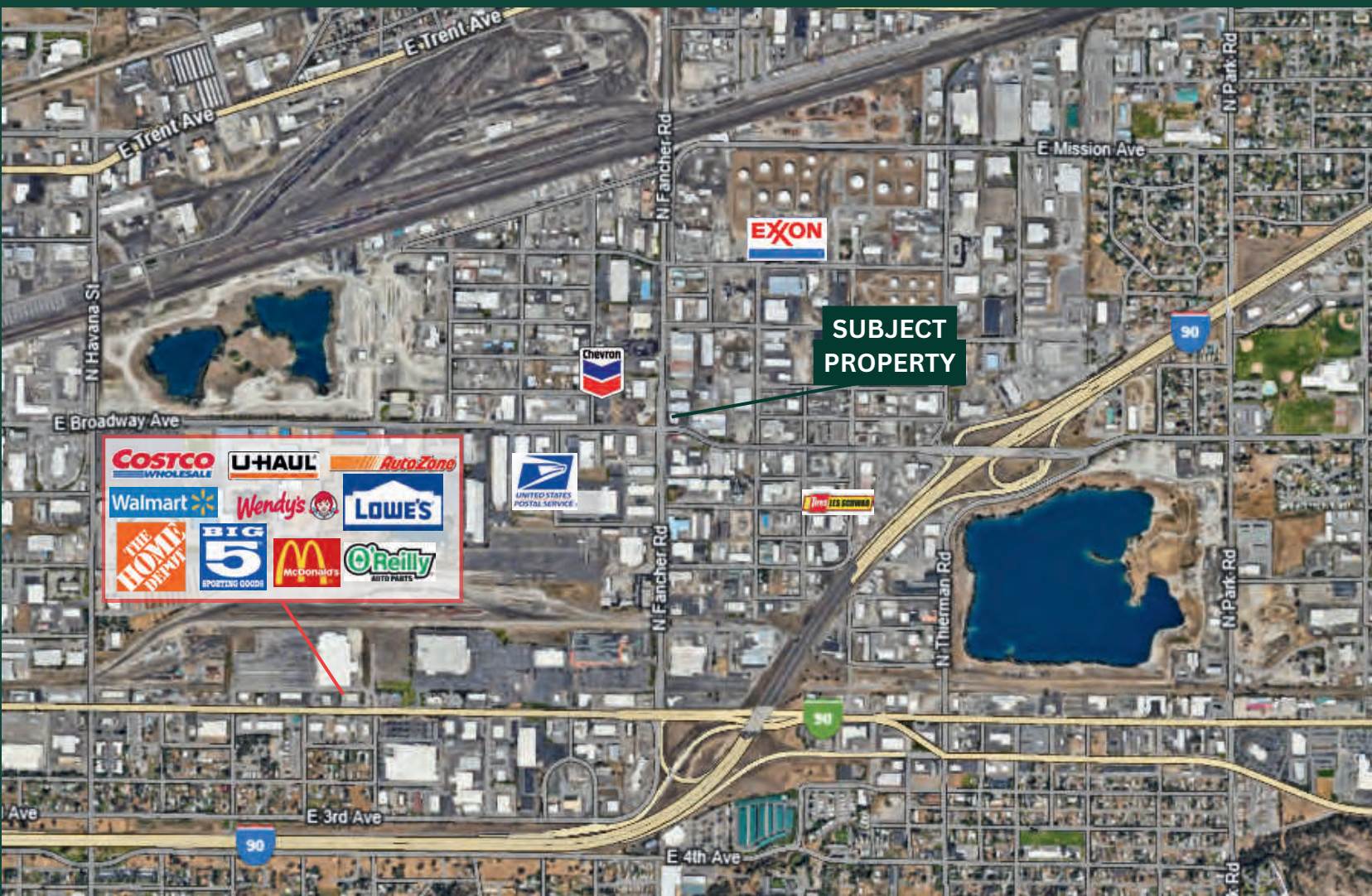
✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

✓ 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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RETAILER 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.

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President
509.344.4901
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LOCATION OVERVIEW

Spokane, Washington

SPOKANE

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by traveling the Spokane River Centennial Trail and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

RIVERFRONT PARK

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just a short distance from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

CENTRAL BUSINESS DISTRICT

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firms are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

Stephen Barbieri
Commercial Broker
509.344.4919
stephen.barbieri@g-b.com

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

