

168 South Division St.

2 stories of office, lounge, a gallery space, kitchens, and open group spaces.
Includes a steam room, patio area, and exposed brick throughout.

TREATMENT FACILITY · OWNER-USER

ASKING **\$700,000**



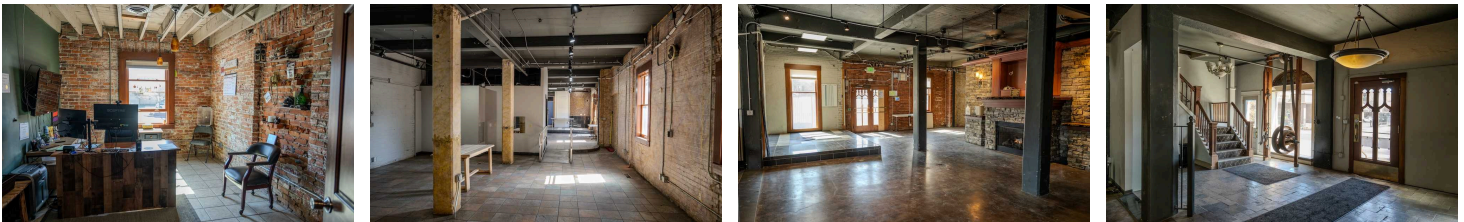
BUILDING
7,200_{USF±}

LOT
6,920_{SF±}

LOCATION
Downtown
Spokane

REMODELED
2019

INSIDE



PROPERTY FACTS

BUILDING	7,200 USF ± above grade	STREET LEVEL	4,240 USF · 11' ceilings
SECOND FLOOR	2,960 USF ±	BASEMENT	- 3,800 SF ±
LOT	6,920 SF ±	PARKING	4 stalls · 2 secured
ZONING	Downtown General (DTG)	PARCEL	35191.0906

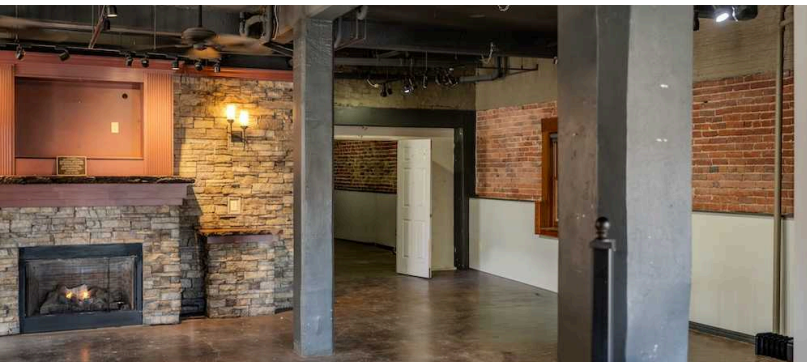
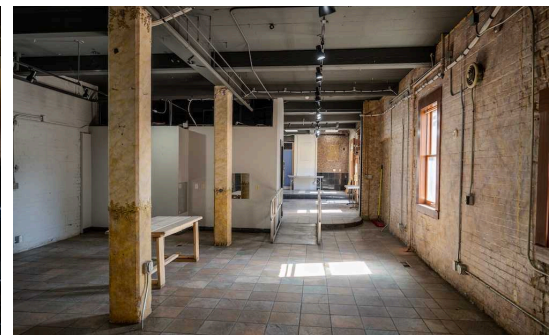
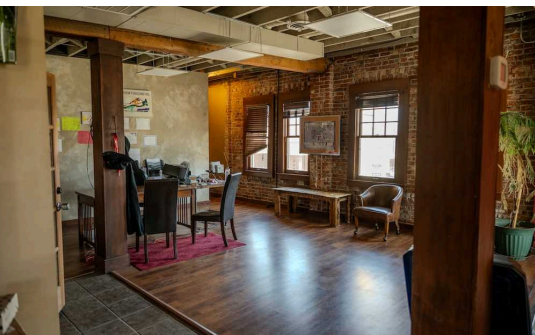
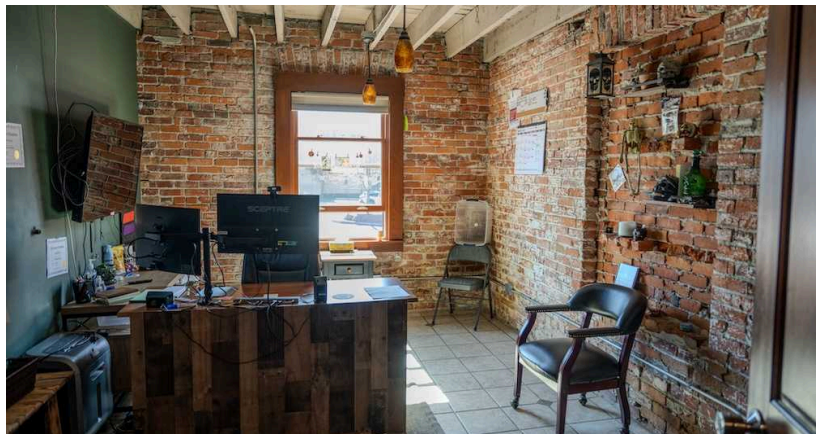
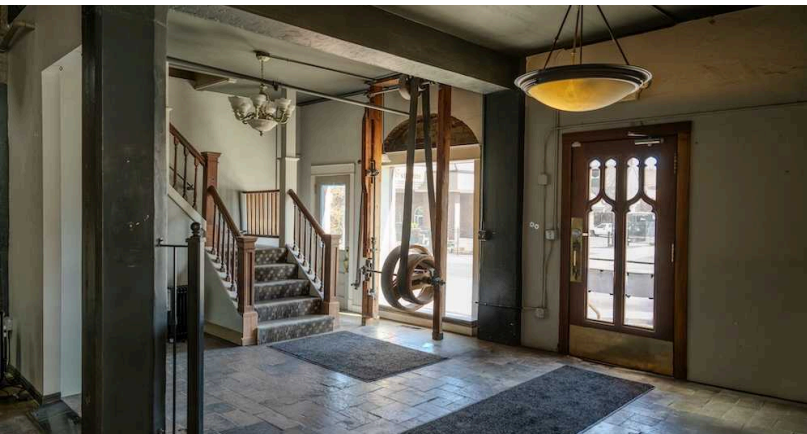
IMPROVEMENTS

- Complete remodel in 2019
- Exposed brick & beam
- 4 ADA restrooms, 2 staff restrooms
- Showers & steam room

LOCATION & TRAFFIC

- 27,000 ADT on Division St.
- 13,000 ADT on 2nd Ave.
- Metered & no-metered street parking

Inside 168 S Division.



LISTED BY

Mitchell Gillingham

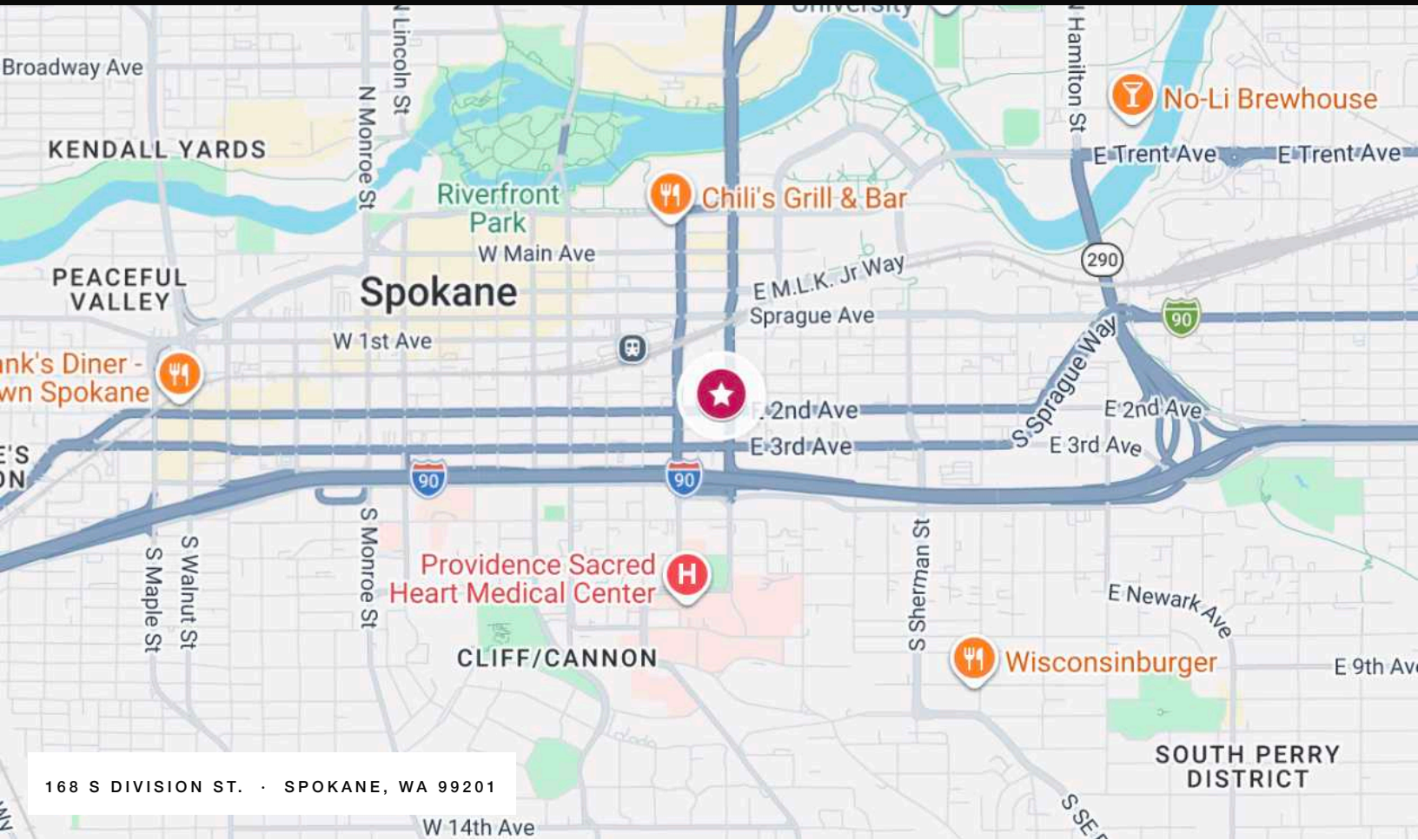
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Near East/West and North/South Corridors



168 S DIVISION ST. · SPOKANE, WA 99201

TRAFFIC

- 27,000 ADT — Division St.
- 13,000 ADT — 2nd Ave.
- Metered & non-metered street parking
- 4 stalls on-site (2 secured courtyard)

WALKING DISTANCE

- Riverfront Park & the Spokane River
- Convention Center & Davenport Hotels
- Central Business District & STA Plaza
- I-90 on/off ramps — 2 blocks

NEARBY ANCHORS

- The Davenport Grand
- Spokane Convention Center
- Bing Crosby Theater
- Numerous downtown restaurants & retail

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