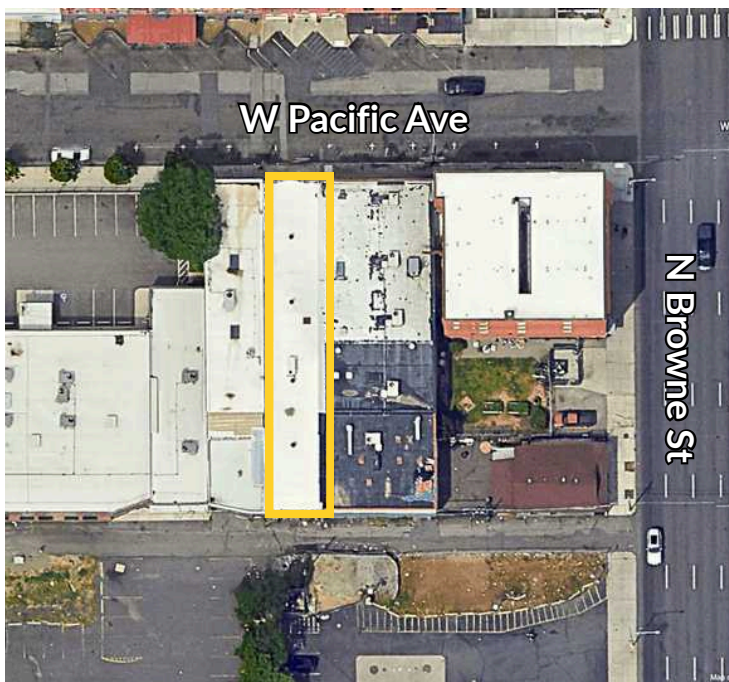


FOR SALE



CENTRALLY LOCATED BUILDING

115 W Pacific Avenue | Spokane, WA 99201



**KIEMLE
HAGOOD**

Offering Price \$545,000

BUILDING SIZE		±7,100 SF
YEAR BUILT		1912
CEILING HEIGHT		±11.5ft
DRIVE-THRU DOOR		10 ft x 10 ft
LOT SIZE		±3,550 SF
PARCEL NO.		35191.07085
ZONING		Downtown General

CARL GUENZEL

509.755.7543

carlg@kiemlehagood.com

BRANDON PETERSON

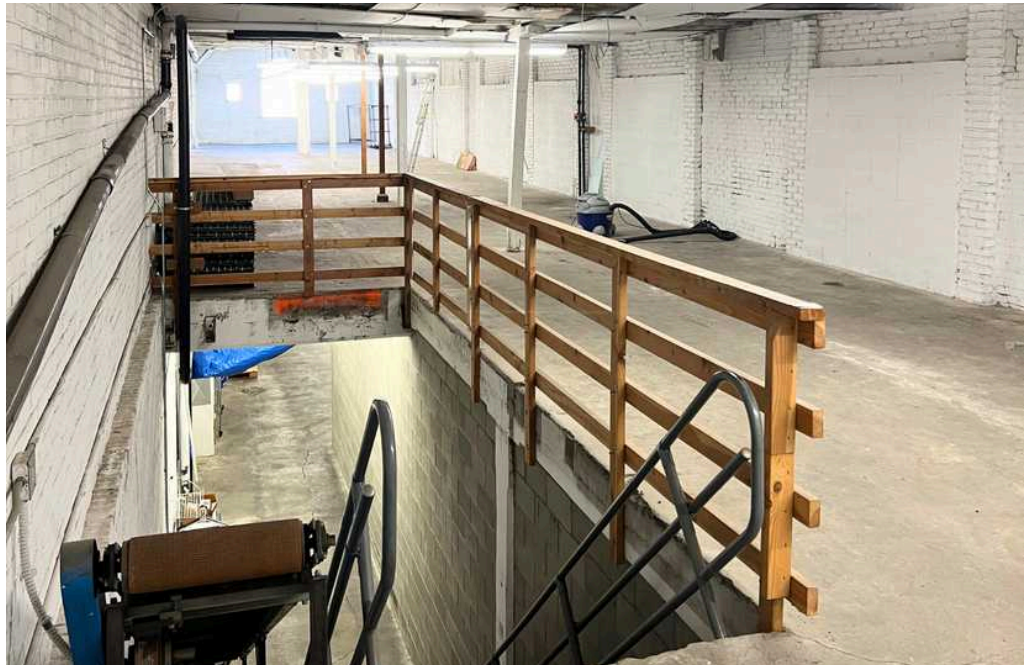
509.755.7541

brandonp@kiemlehagood.com

Positioned in a rapidly evolving corridor of Spokane, this versatile $\pm 7,100$ SF commercial building offers a compelling blend of functionality and flexibility. The property features two levels of $\pm 3,550$ SF each, with 11.5' ceiling heights, a 140' x 23' footprint and 10' x 10' drive-thru door, well-suited for a variety of uses.

The building benefits from solid core systems, including a TPO roof (approx. 11 years old), instant hot water, and a 52' x 14' cold storage room. Its layout supports uses such as vehicle, boat, and recreational storage, as well as light industrial or specialty applications.

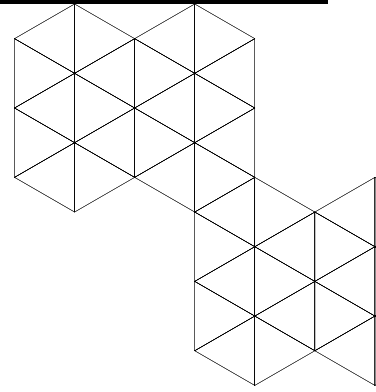
Ideal for an owner-user, investor, or live/work conversion, the property also offers potential for custom tenant buildout. Located in an up-and-coming area with ongoing investment and redevelopment, this asset presents both immediate utility and long-term upside.





DEMOGRAPHICS

	1 MI	3 MI	5 MI
EST POPULATION 2025	15,066	116,328	226,676
PROJ. POPULATION 2030	15,611	115,797	224,278
EST. HOUSEHOLDS	7,896	51,296	97,588
MEDIAN AGE			
2025 AVERAGE HHI	\$69,200	\$91,982	\$99,005
2025 MEDIAN HHI	\$48,189	\$66,467	\$73,547



DISTANCE AND DRIVE TIMES

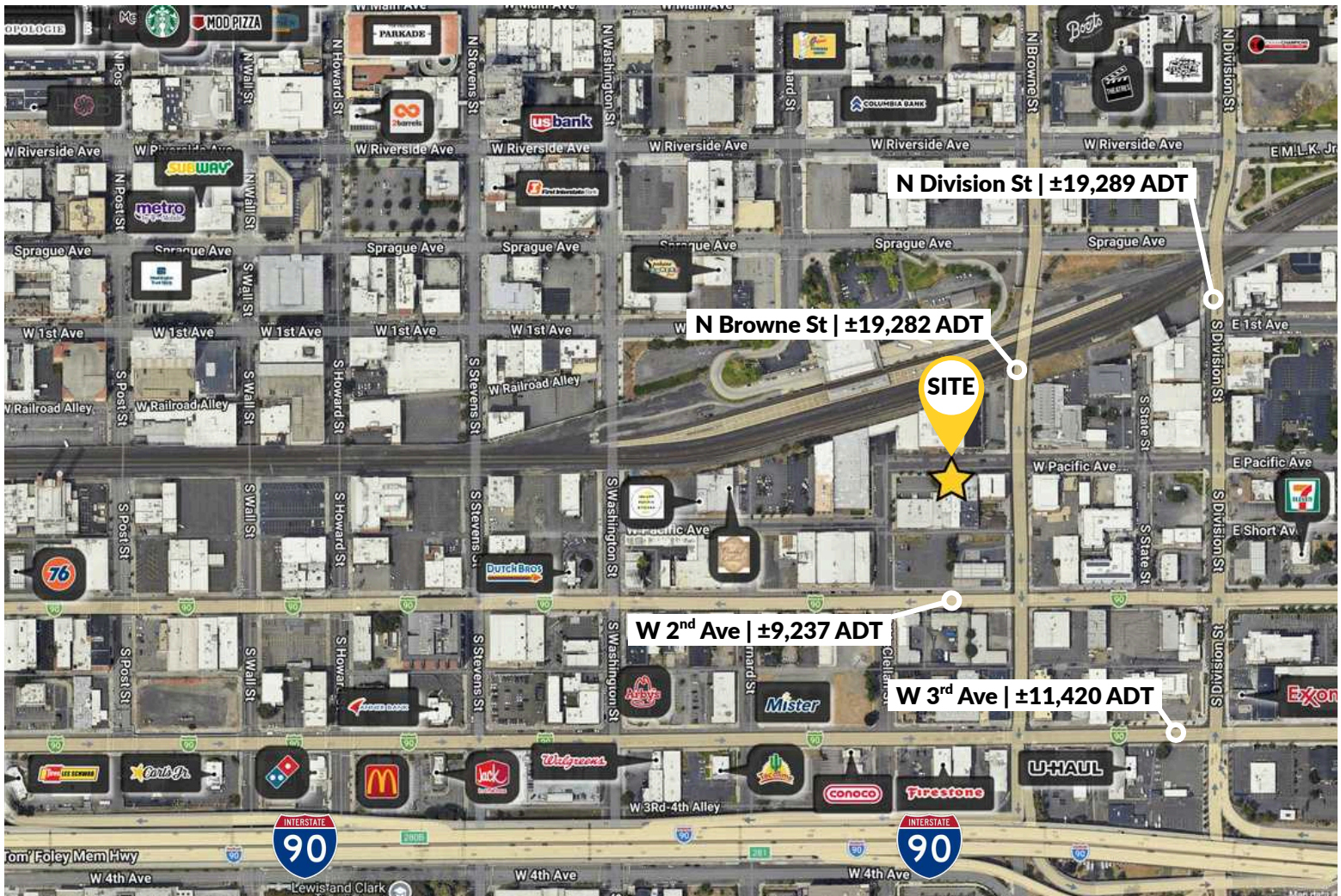
SPOKANE INTERNATIONAL AIRPORT
DEER PARK, WA
LIBERTY LAKE, WA
COEUR D'ALENE, ID

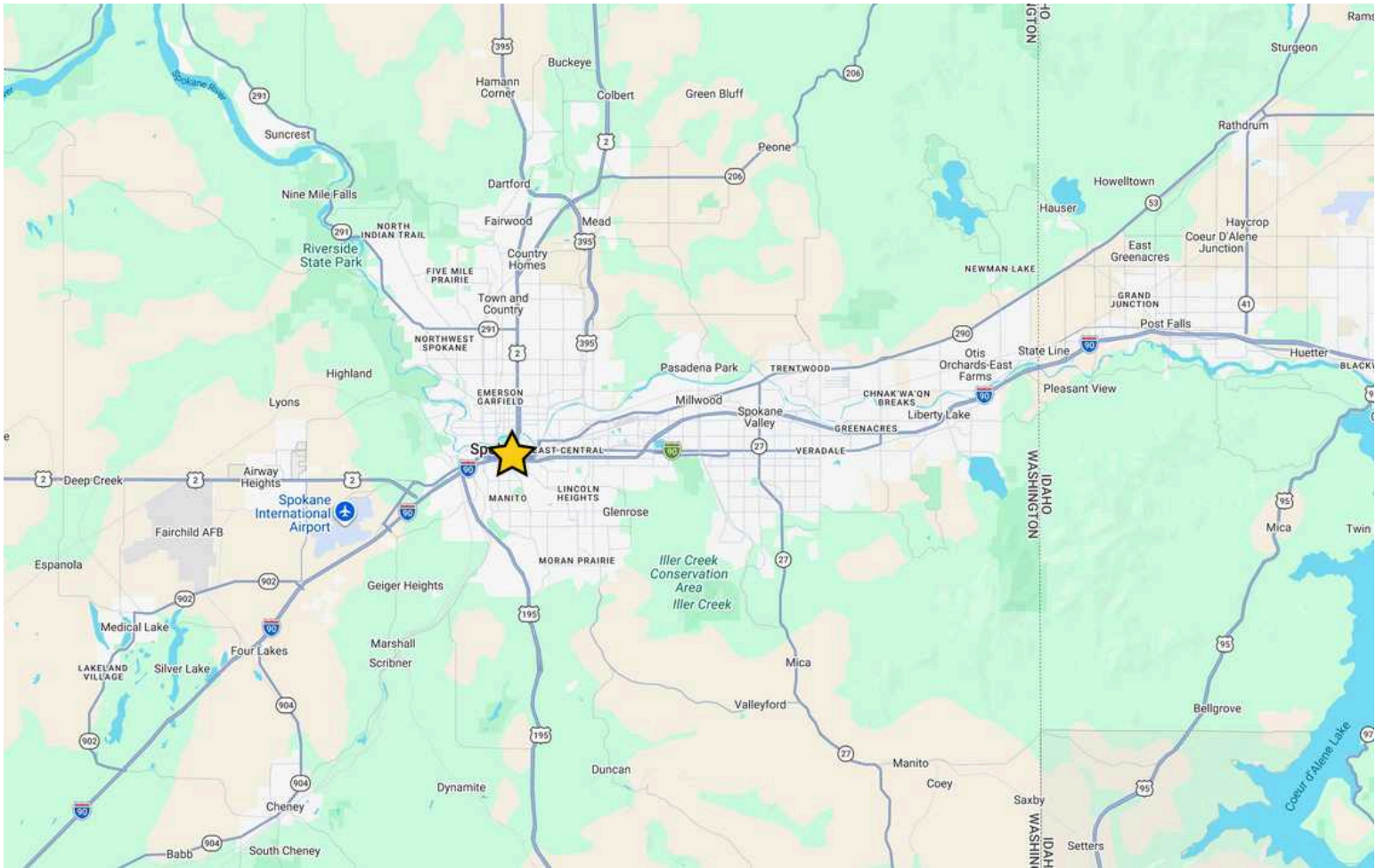
TIME

±8 Minutes
 ±36 Minutes
 ±17 Minutes
 ±35 Minutes

DISTANCE

±6.7 Miles
 ±22 Miles
 ±15.6 Miles
 ±32.3 Miles





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201