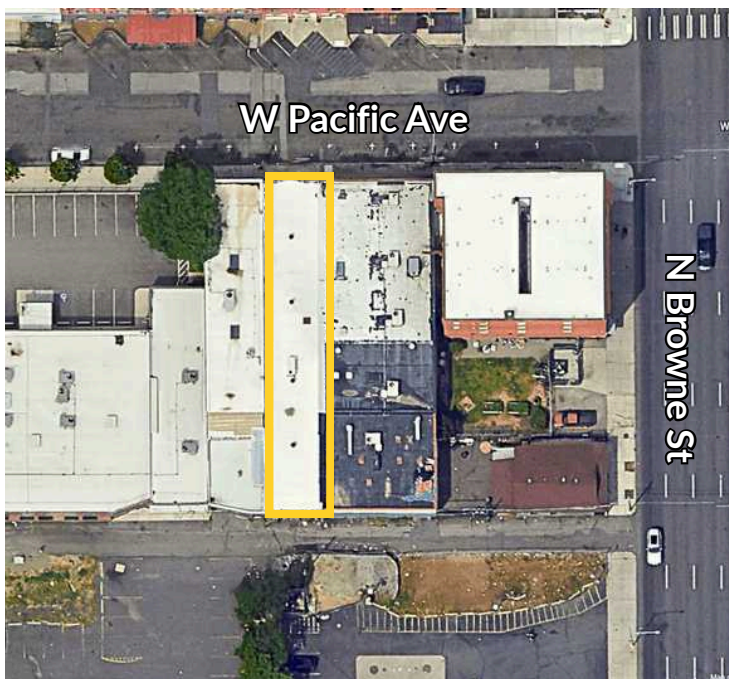


# FOR SALE



## CENTRALLY LOCATED BUILDING

115 W Pacific Avenue | Spokane, WA 99201



*Offering Price \$545,000*

<b>BUILDING SIZE</b>		±7,100 SF
<b>YEAR BUILT</b>		1912
<b>CEILING HEIGHT</b>		±11.5ft
<b>DRIVE-THRU DOOR</b>		10 ft x 10 ft
<b>LOT SIZE</b>		±3,550 SF
<b>PARCEL NO.</b>		35191.0705
<b>ZONING</b>		Downtown General

**CARL GUENZEL**

509.755.7543

carlg@kiemlehaood.com

**BRANDON PETERSON**

509.755.7541

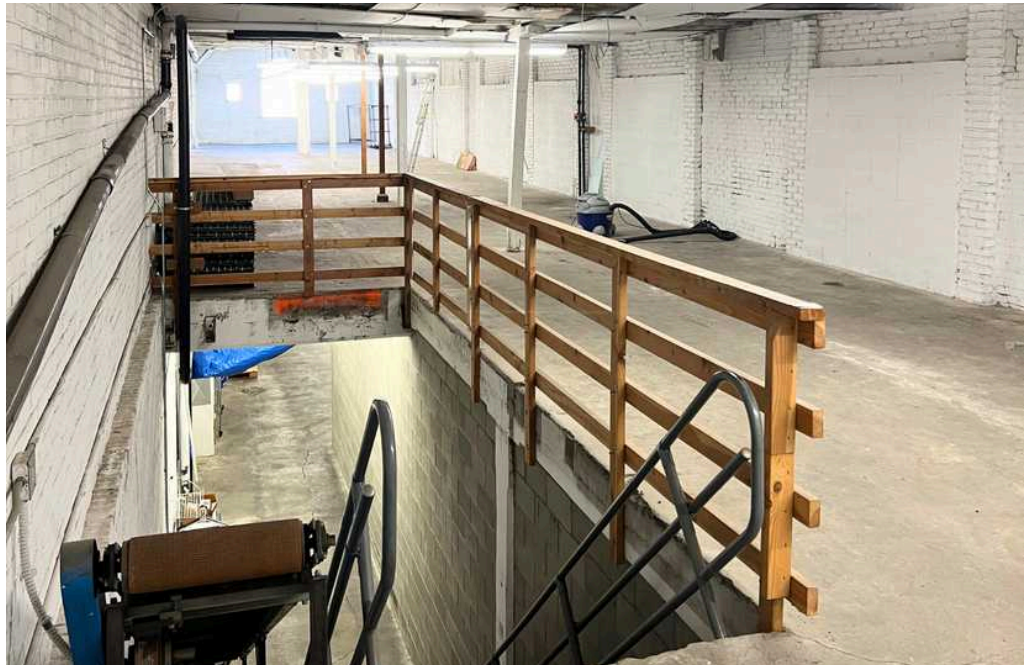
brandonp@kiemlehaood.com

**KIEMLE  
HAGOOD**

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.

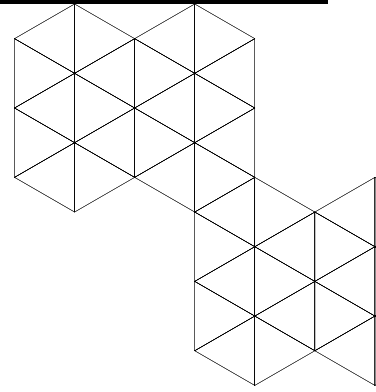
Ideal for an owner-user, investor, or live/work conversion, the property also offers potential for custom tenant buildout. Located in an up-and-coming area with ongoing investment and redevelopment, this asset presents both immediate utility and long-term upside.





**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**

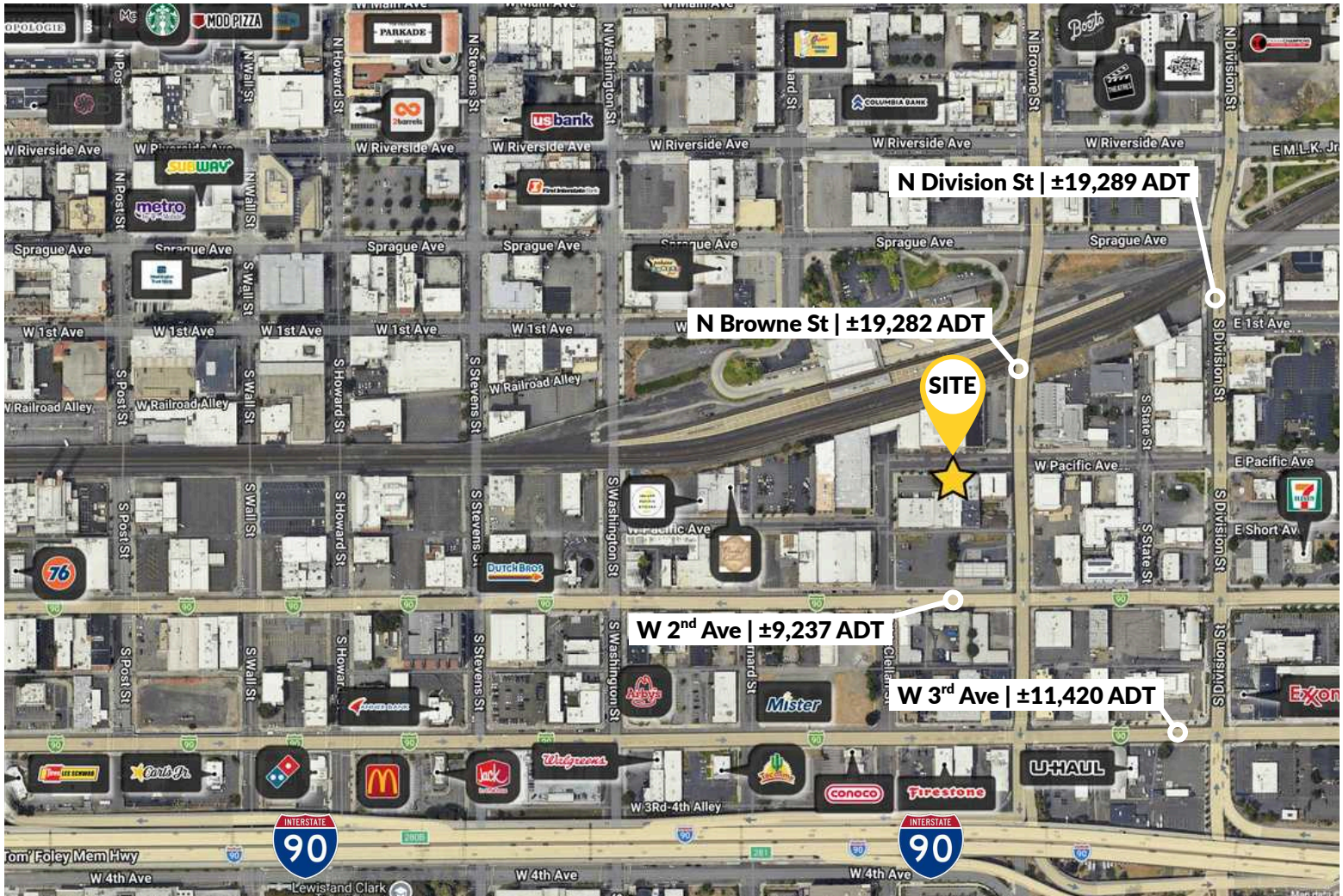
**SPOKANE INTERNATIONAL AIRPORT**  
**DEER PARK, WA**  
**LIBERTY LAKE, WA**  
**COEUR D'ALENE, ID**

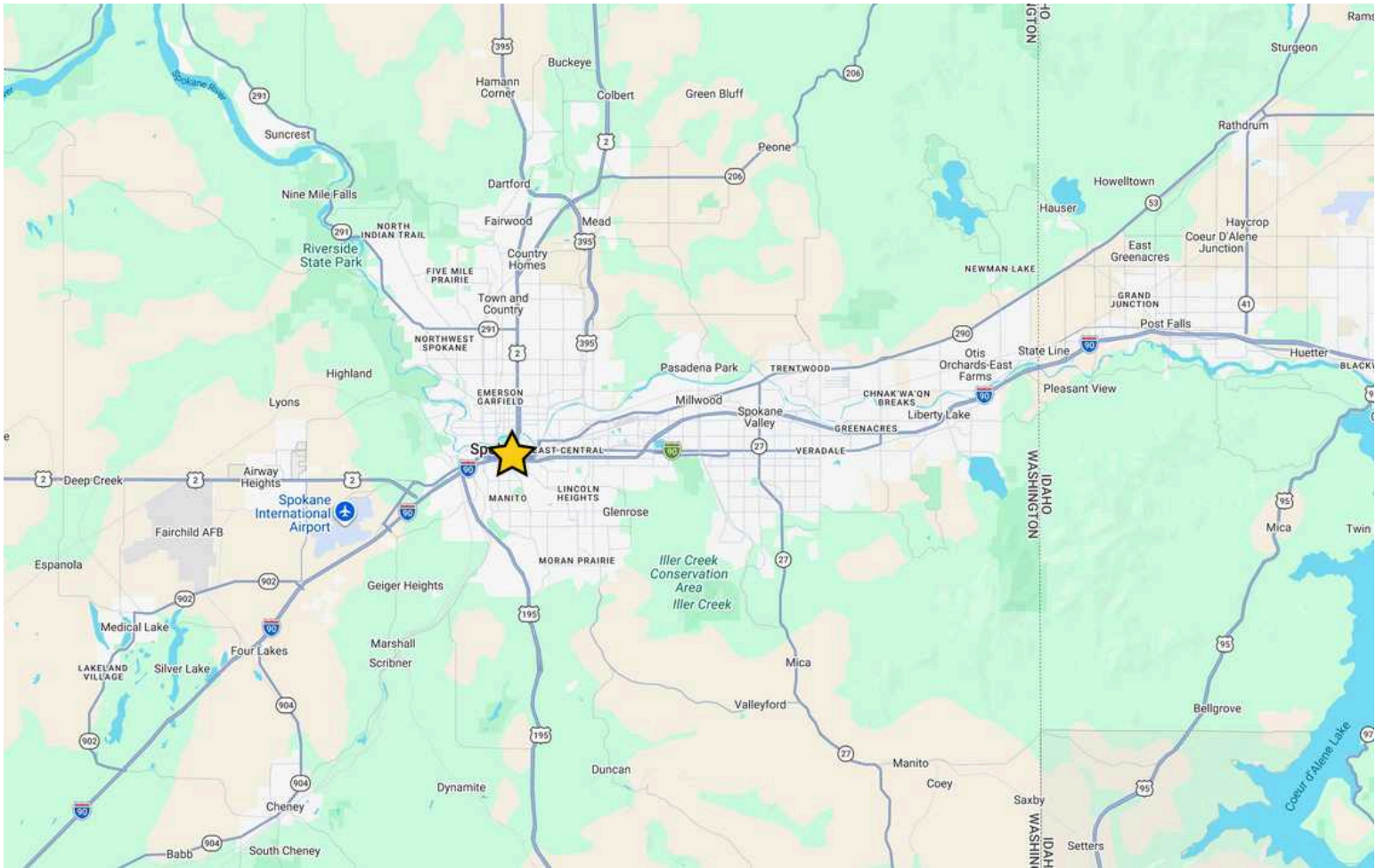
**TIME**

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

**DISTANCE**

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





# CENTRALLY LOCATED BUILDING

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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