



FOR SALE
\$2,995,000

11410 E Sprague Ave

Spokane Valley, WA 99206

Property Key Facts

Sale Price: \$2,995,000

Zoning: CMU

Building Size: 33,130 SF

Year Built: 1985

Lot Size: 2.30 Acres

Renovated In: 2013

Exclusively listed by:



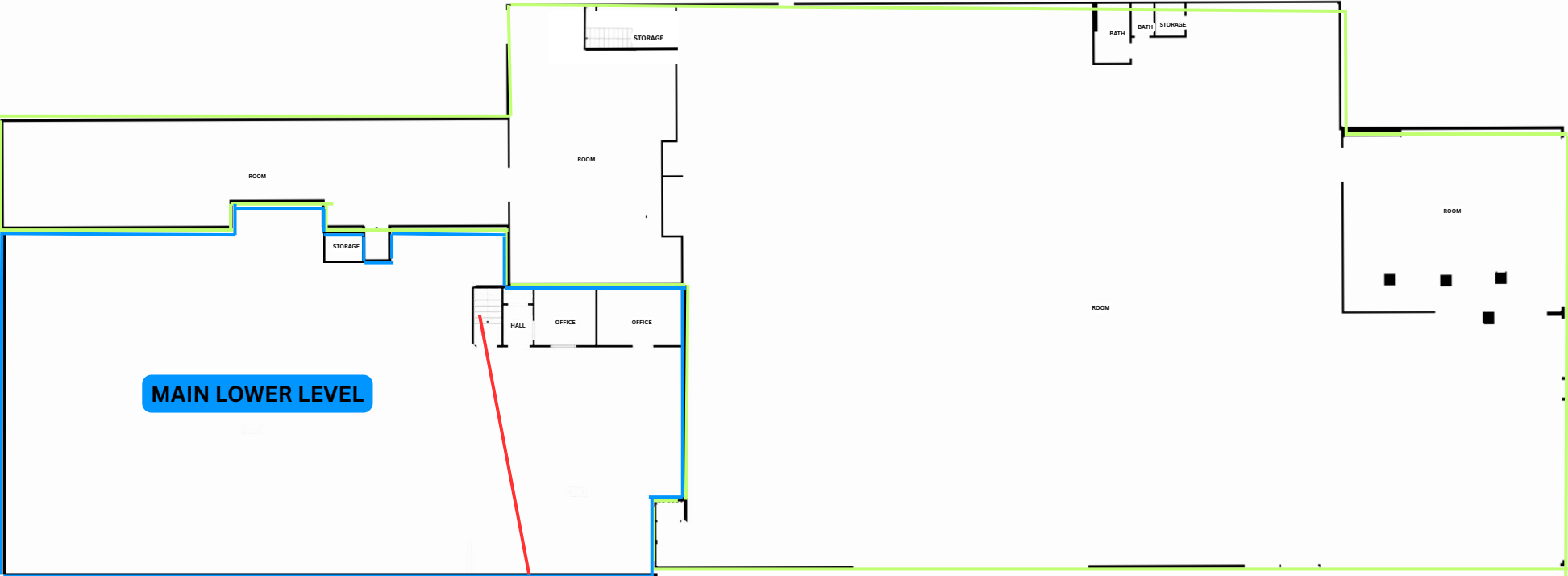
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Prime Retail Building For Sale

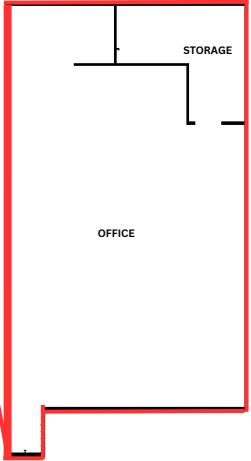
Elevate your business at **11410 E Sprague Ave**, a retail location in the heart of Spokane Valley. This impressive 33,130-square foot landmark **offers unbeatable visibility on the high-traffic Sprague Avenue corridor**, featuring pylon signage, massive open showroom and two levels of versatile office and warehouse space. Sitting on a generous 2.30-acre lot with a sprawling private parking lot, **the property is perfectly positioned near major brands like Costco and Home Depot**. Whether you're looking to capture the attention of thousands of daily commuters or provide easy accessibility for a large-scale operation, this Regional Commercial-zoned site delivers the space, history, and exposure your brand deserves.



MAIN UPPER LEVEL



MAIN LOWER LEVEL



BASEMENT LEVEL OFFICE



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LOCATION OVERVIEW

Spokane, Washington



International Events



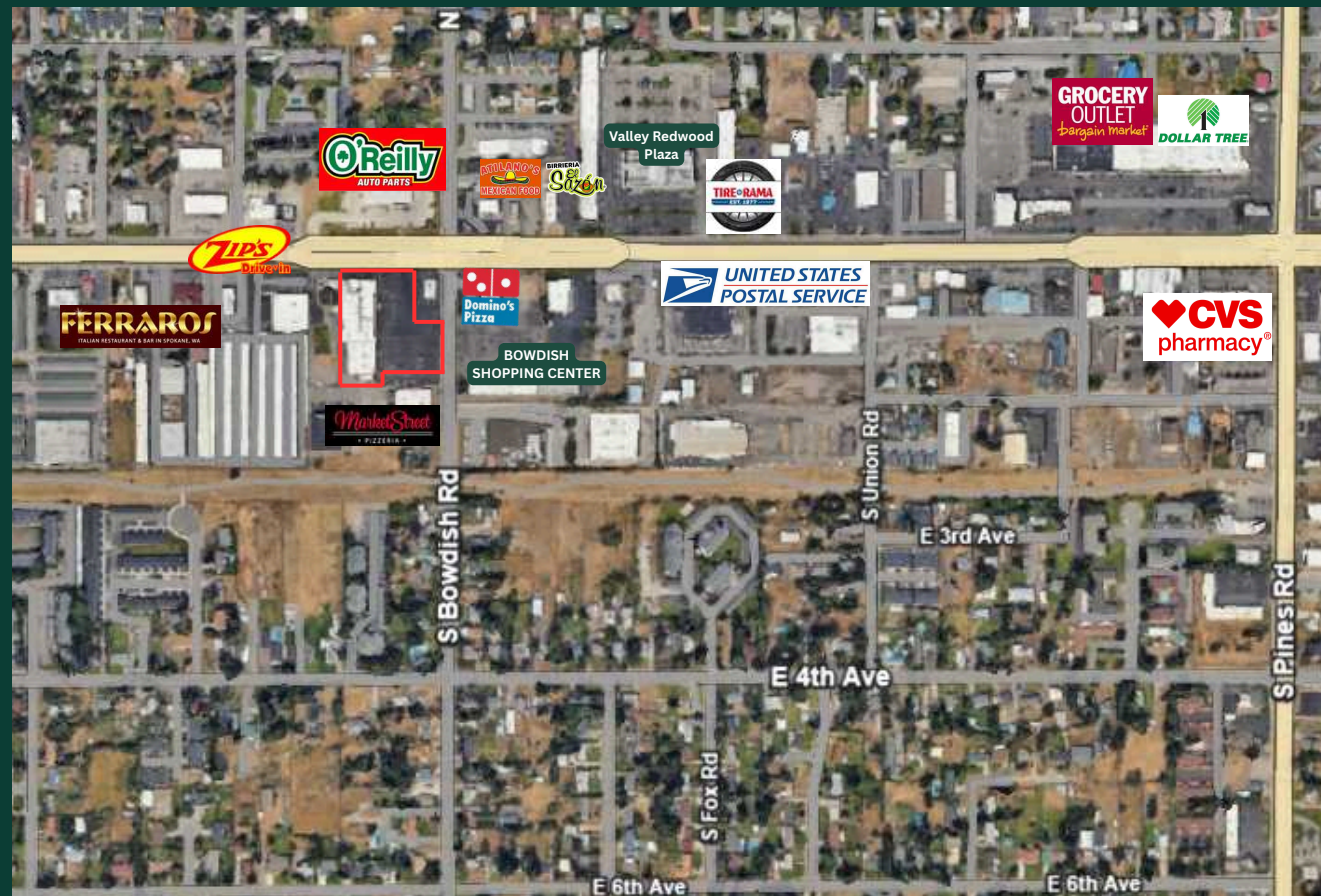
Outdoor Activities



Entertainment

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

- ✓ 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.
- ✓ 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.



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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