

# FOR SALE



## Sale Price Reduced

### WAREHOUSE / SHOWROOM FOR SALE

213 E. Ermina Avenue  
Spokane, WA 99207

<b>LOCATION:</b>	Only minutes northeast of City of Spokane's Central Business district on the north side of Ermina, just east of Division and Ruby.	
<b>SITE:</b>	±23,400 SF; parcel number 35083.3212	
<b>ZONING:</b>	City of Spokane GC-70, General Commercial	
<b>IMPROVEMENTS:</b>	Total Building Footprint: ±11,530 SF	
	Showroom/Office Area: ±2,750 SF	
	Warehouse Area: ±8,780 SF	
	Mezzanine Area: ±5,500 SF; concrete floor	
	Construction Type: Steel frame, metal exterior	
	Heat: Showroom: 5 ton mini split system      Warehouse: gas unit heater	
	Sewer & Water: City of Spokane	
	Ceiling Height: 17'6" - 21'8" beam clear; under mezzanine 8'0 - 8'2"	
	Loading: One (1) grade level overhead door & one (1) dock high overhead door	
	Age: 2004	
	Power: 600 amp (3 x 200 amp panels), 3 phase power	
	Sprinklered: Yes, wet system	
<b>SALE PRICE:</b>	<del>\$2,120,000.00</del>	\$1,950,000.00

OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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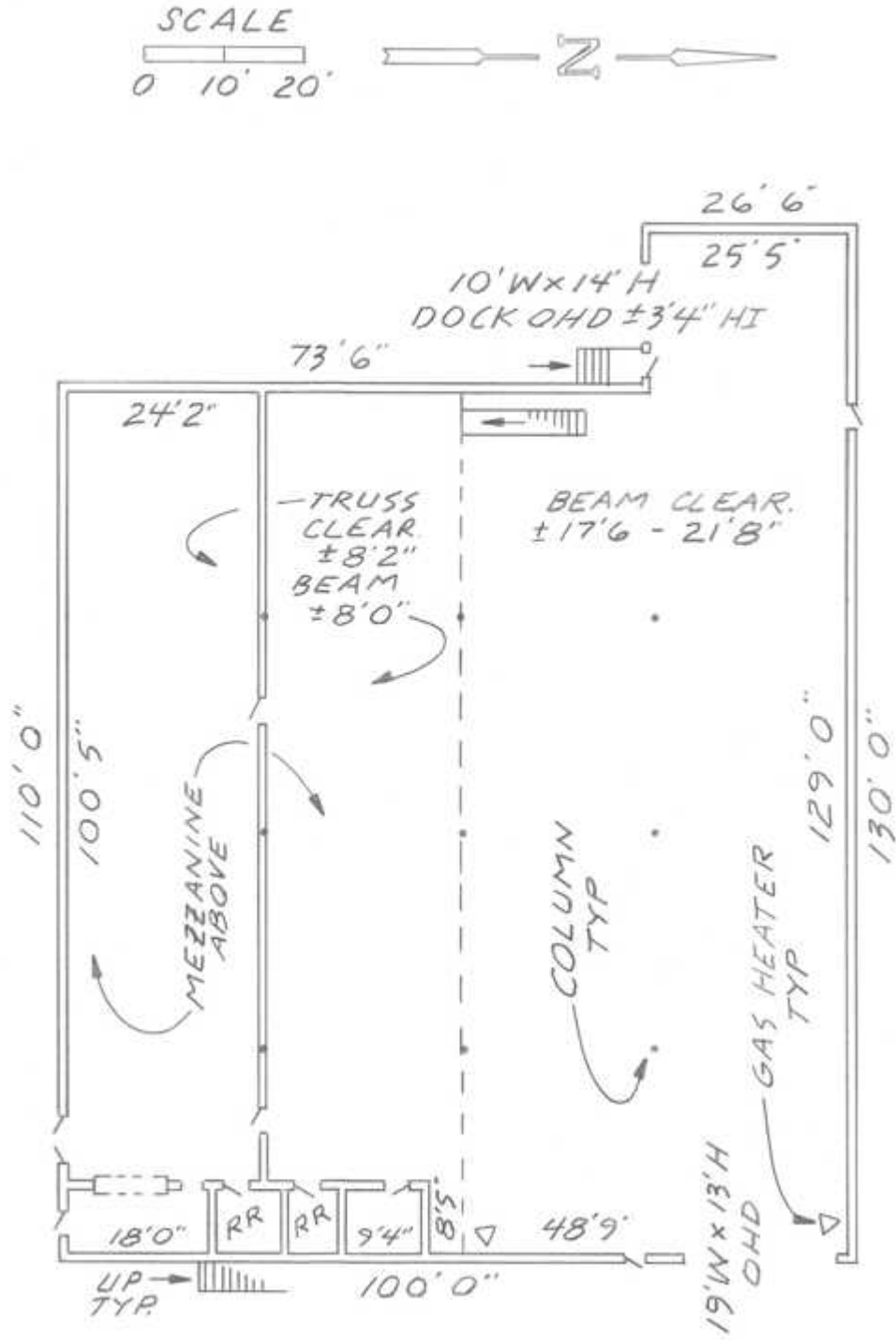
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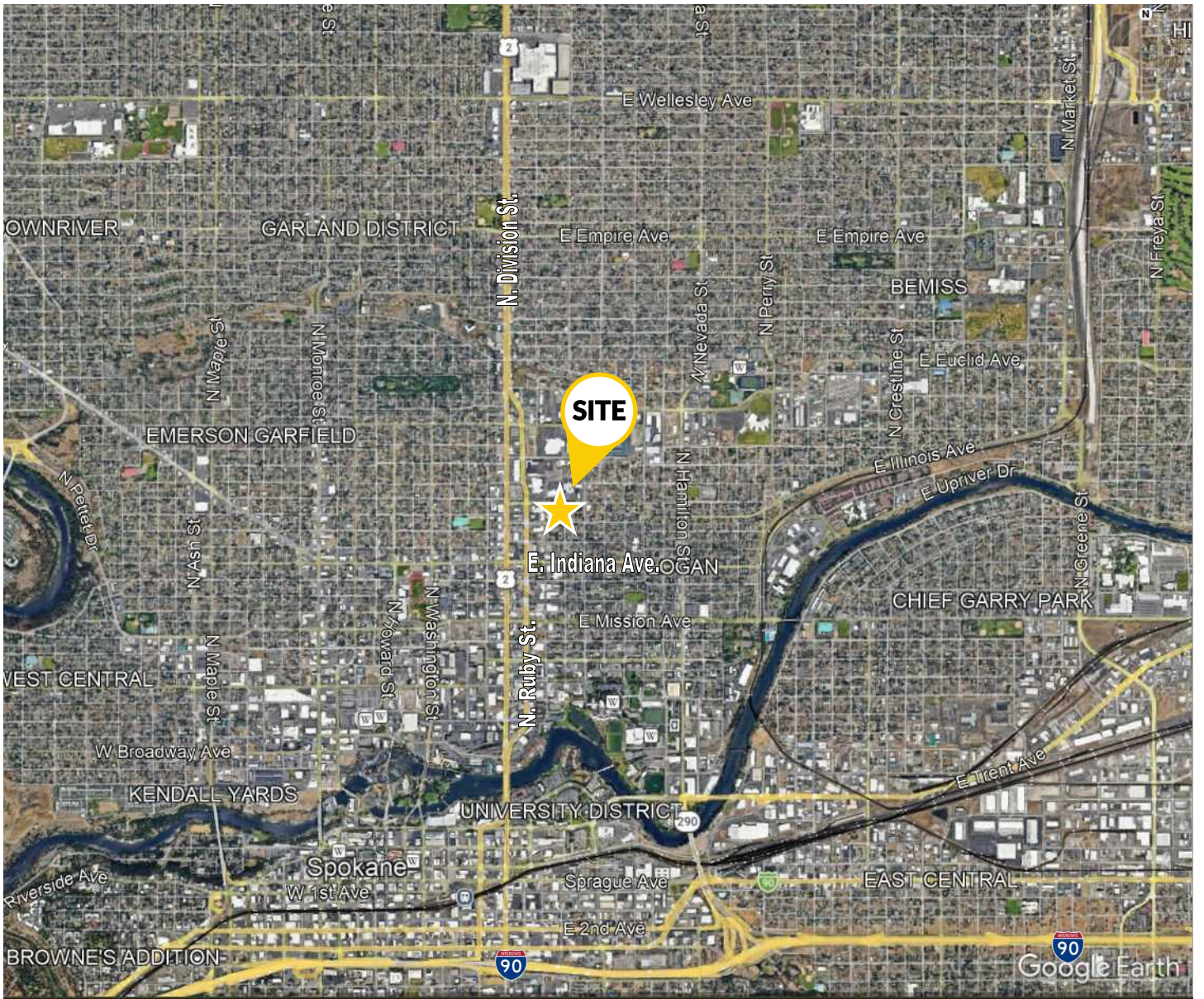
# FLOOR PLAN

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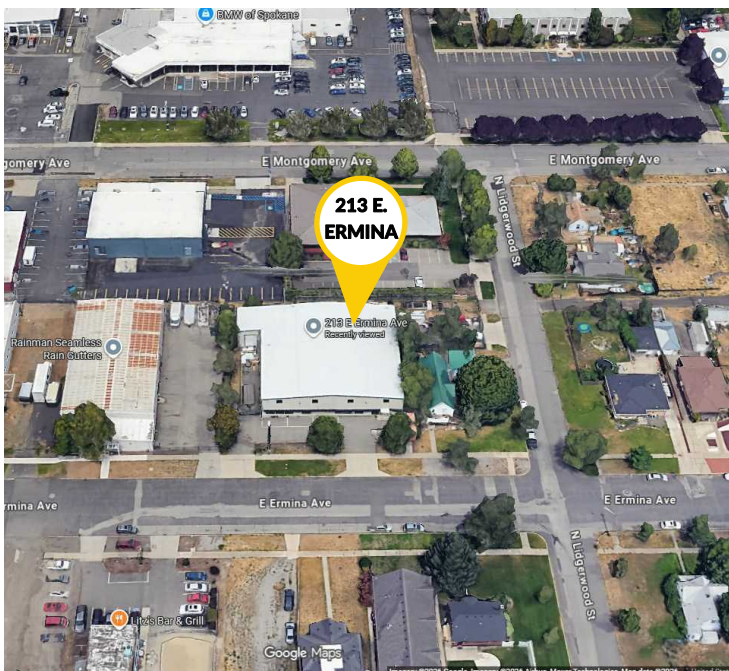
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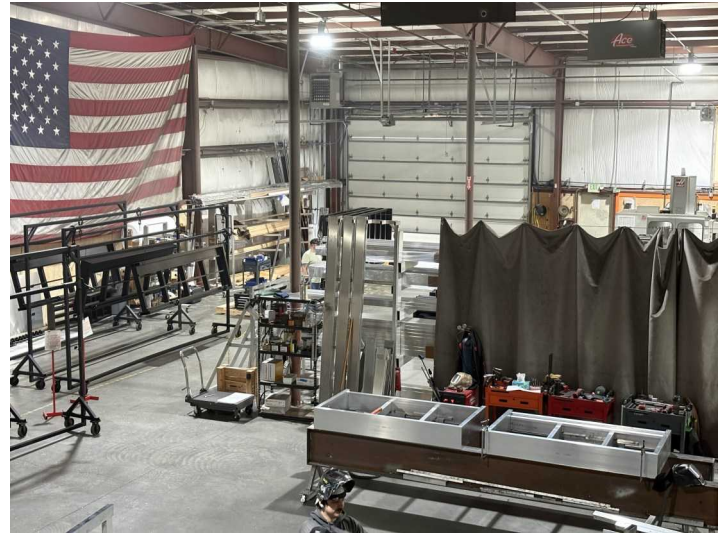




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