

NORTH BANK OFFICE BUILDING FOR SALE

\$575,000



601 W Maxwell Ave Spokane, WA 99201

Property Key Facts

Sale Price: \$575,000 **Building Size:** ±5,024 SF (4 office suites)

Lot Size: ±0.15 acres **Parcels:** 35181.3001, 35181.3002, 35181.3003

Year Built 1950 **Surface Parking:** 9 stalls

Zoning: CB- 150 (Commercial Business)

Exclusively listed by:

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Multi-Tenant Office Investment in Spokane's Emerging Growth Corridor

Positioned in the heart of Spokane's rapidly evolving North Bank district, 601 W Maxwell presents a rare opportunity for both owner-users and investors to acquire a well-located four-unit office building in one of the city's most active growth corridors. The freshly painted building features four efficiently designed office suites totaling approximately 4,284 usable square feet, with three suites currently occupied and producing stable income through base rent and utility reimbursements.

A 984 square foot vacant suite provides immediate occupancy for an owner-user with investment return through cash flow from the existing tenants. The available suite offers an efficient layout with private office, open work area, kitchenette, and private restroom, making it ideal for a variety of professional office users.

For investors, the property offers an attractive blend of in-place income and future upside in a neighborhood experiencing significant public and private investment. Located just blocks from Spokane Arena, The Podium, ONE Spokane Stadium, Riverfront Park, Kendall Yards, and the Spokane County Campus, the property benefits from increasing activity, improved amenities, and strong long-term growth potential.

Property highlights include free on-site parking, secure building access with 24/7 security camera monitoring, flexible suite configurations, and convenient proximity to Downtown Spokane and the North Bank amenities corridor.

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SPOKANE

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by travelling the Spokane River Centennial Trail, which passes through the University District, just blocks from the Subject property, and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

RIVERFRONT PARK

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just short walk or Lyme scooter ride from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

CENTRAL BUSINESS DISTRICT

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firm are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.



**International
Events**



**Outdoor
Activities**



**Endless
Entertainment**

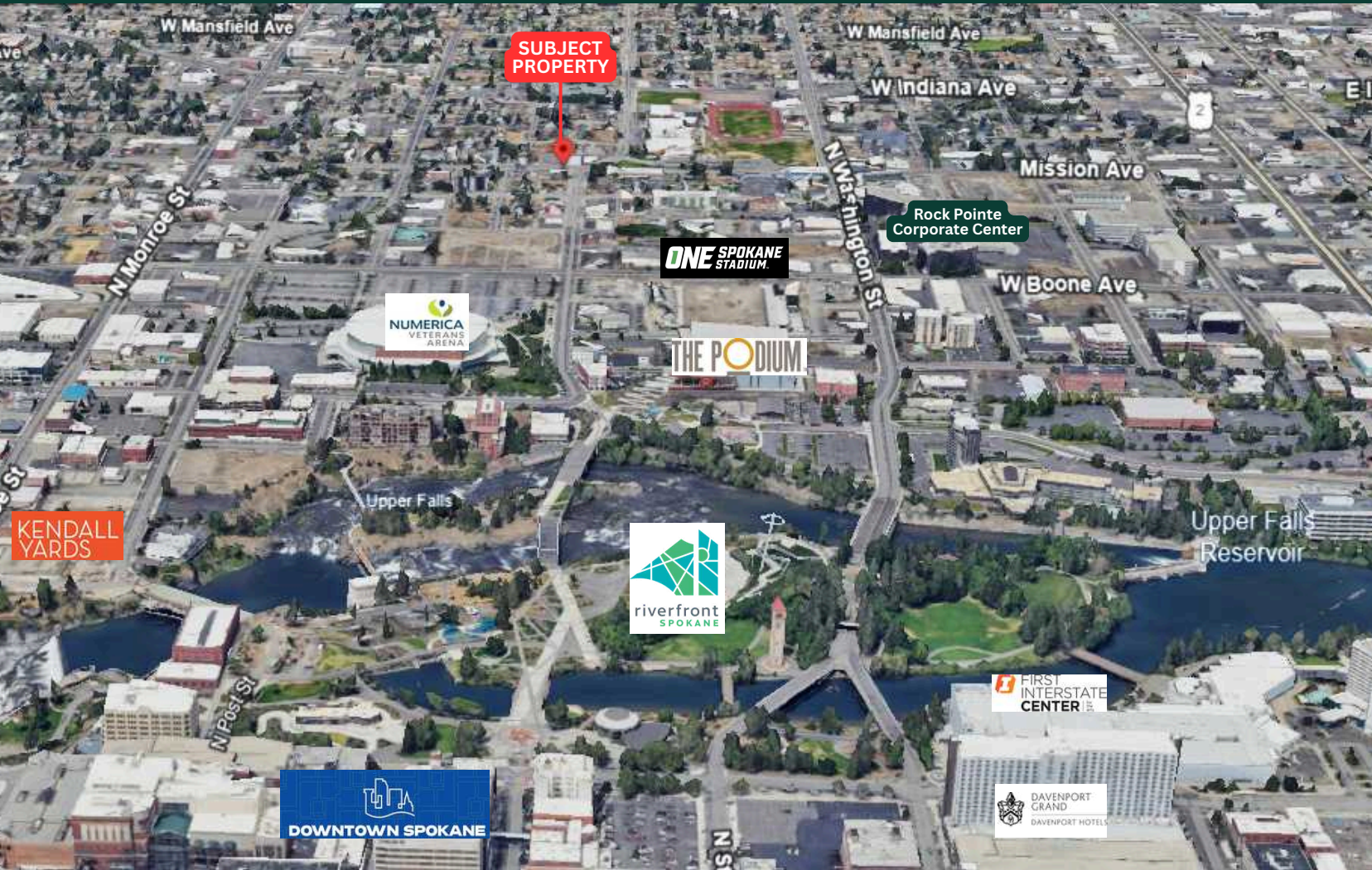
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