

# HIGH VISIBILITY OPPORTUNITY **FOR SALE**

**Competitive  
Owner  
Financing  
Available**



**Offering Price: \$1,495,000**

1306 N. Monroe Street  
Spokane, WA 99201

**TIM KESTELL, BROKER**  
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**KIEMLE  
HAGOOD**

**\$1,495,000**



**Parcel Numbers:** 35182.1104  
**Total Land Size:** ±0.39 Acres (±17,000 SF)  
**Building Size:** ±27,634 SF  
**Zoning:** CC2 - DC (Center & Corridor District Center)

**HIGHLIGHTS:**

- Excellent Periphery Location
- Floor Plans & Drawings Available
- Potential Location Development Benefits:
  - New Market Tax Credit
  - General Facilities Connection Waiver
  - Multi-Family Tax Exemption
  - Tax Increment Financing
  - Opportunity Zone Benefits
  - Spokane Target Investment Area
  - Low Income Housing Tax Credit



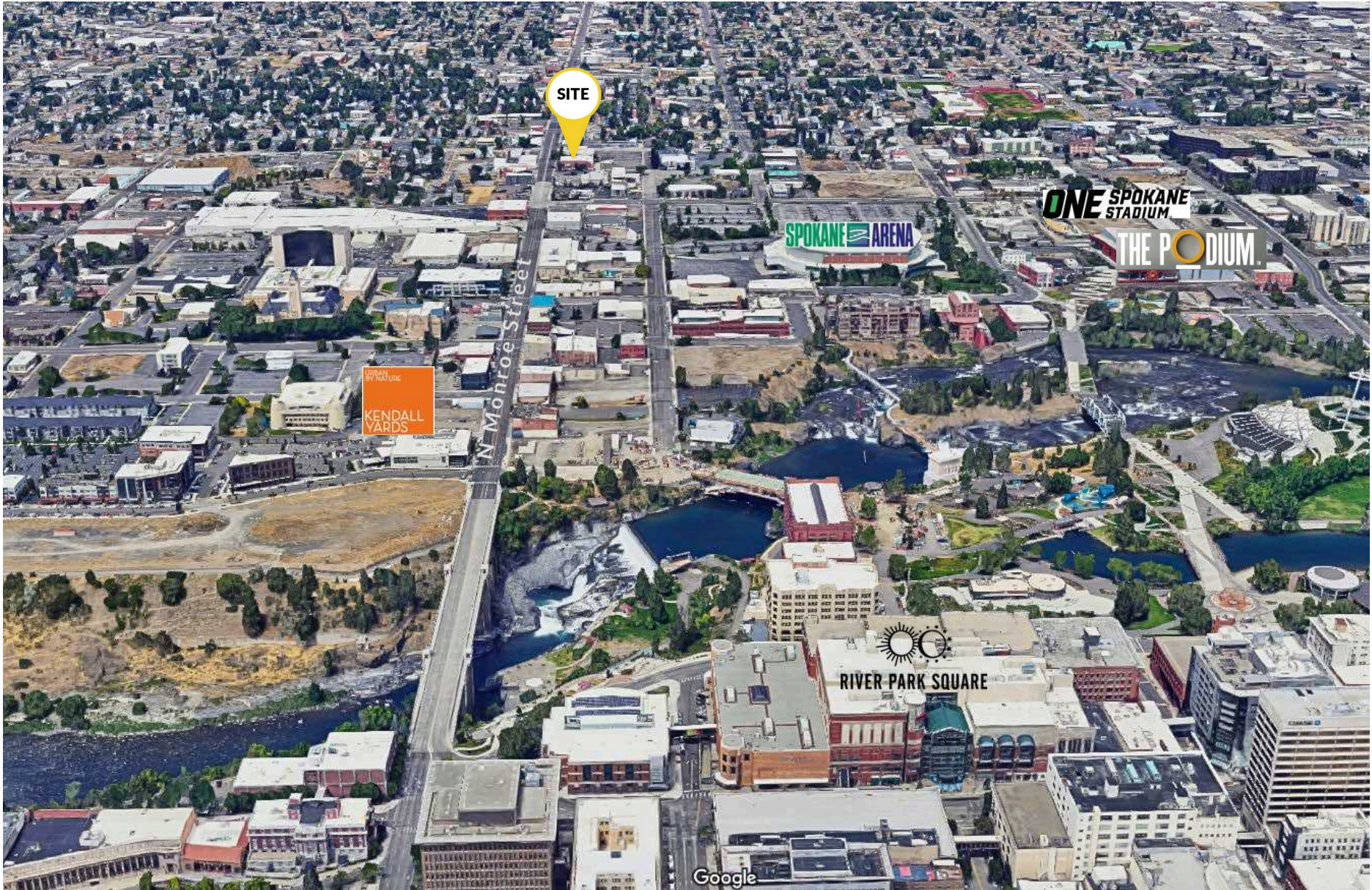
**HIGH VISIBILITY OPPORTUNITY**

**TRAFFIC COUNTS**



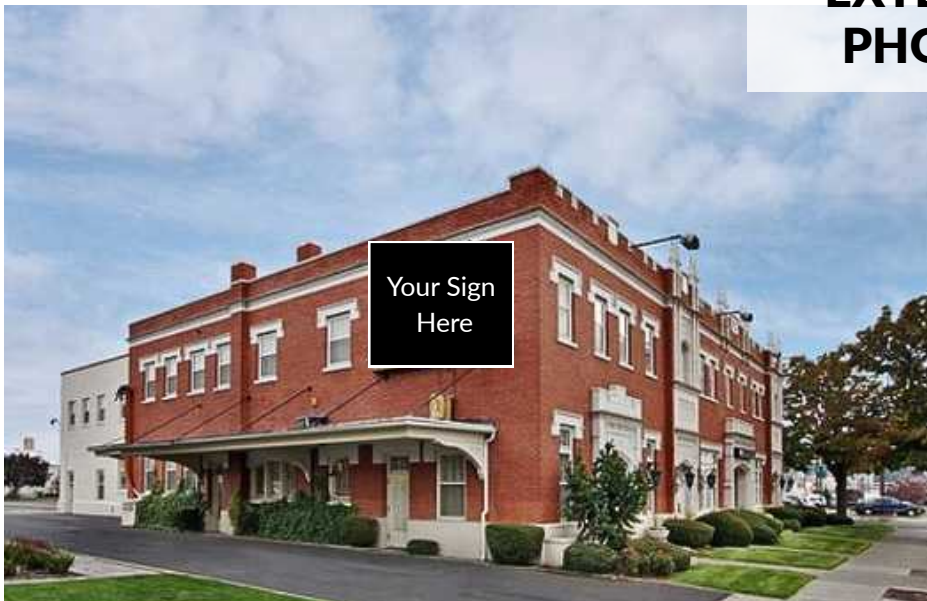
N Monroe Street | ±16,113 ADT  
 W Boone Avenue | ±7,492 ADT  
 W Maxwell Avenue | ±5,773 ADT

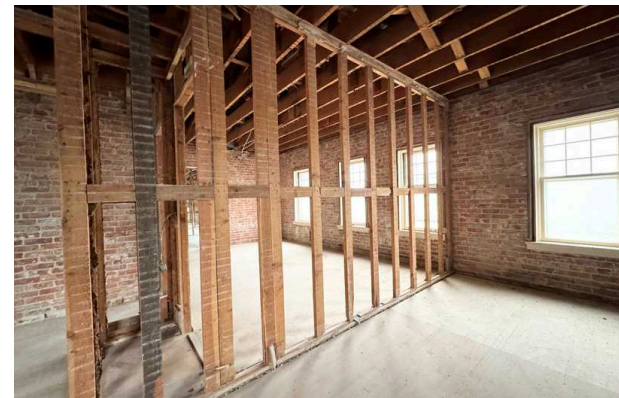
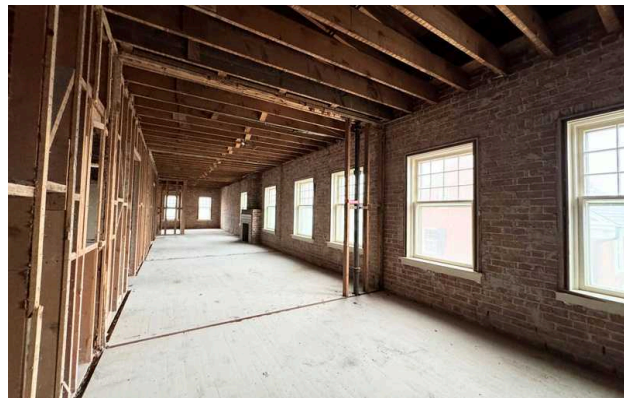
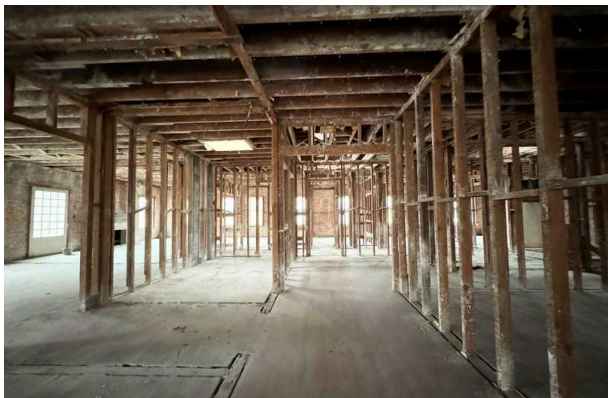
<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5MI</b>
EST POPULATION 2025	17,896	122,202	228,999
PROJ. POPULATION 2030	18,018	121,982	226,578
EST. HOUSEHOLDS	8,084	53,272	98,282
2025 AVERAGE HHI	\$72,370	\$89,403	\$96,897
2025 MEDIAN HHI	\$49,312	\$65,065	\$72,480
MEDIAN AGE	35.5	35.7	36.9
EST. DAYTIME DEMOGRAPHIC	40,066	166,172	189,946

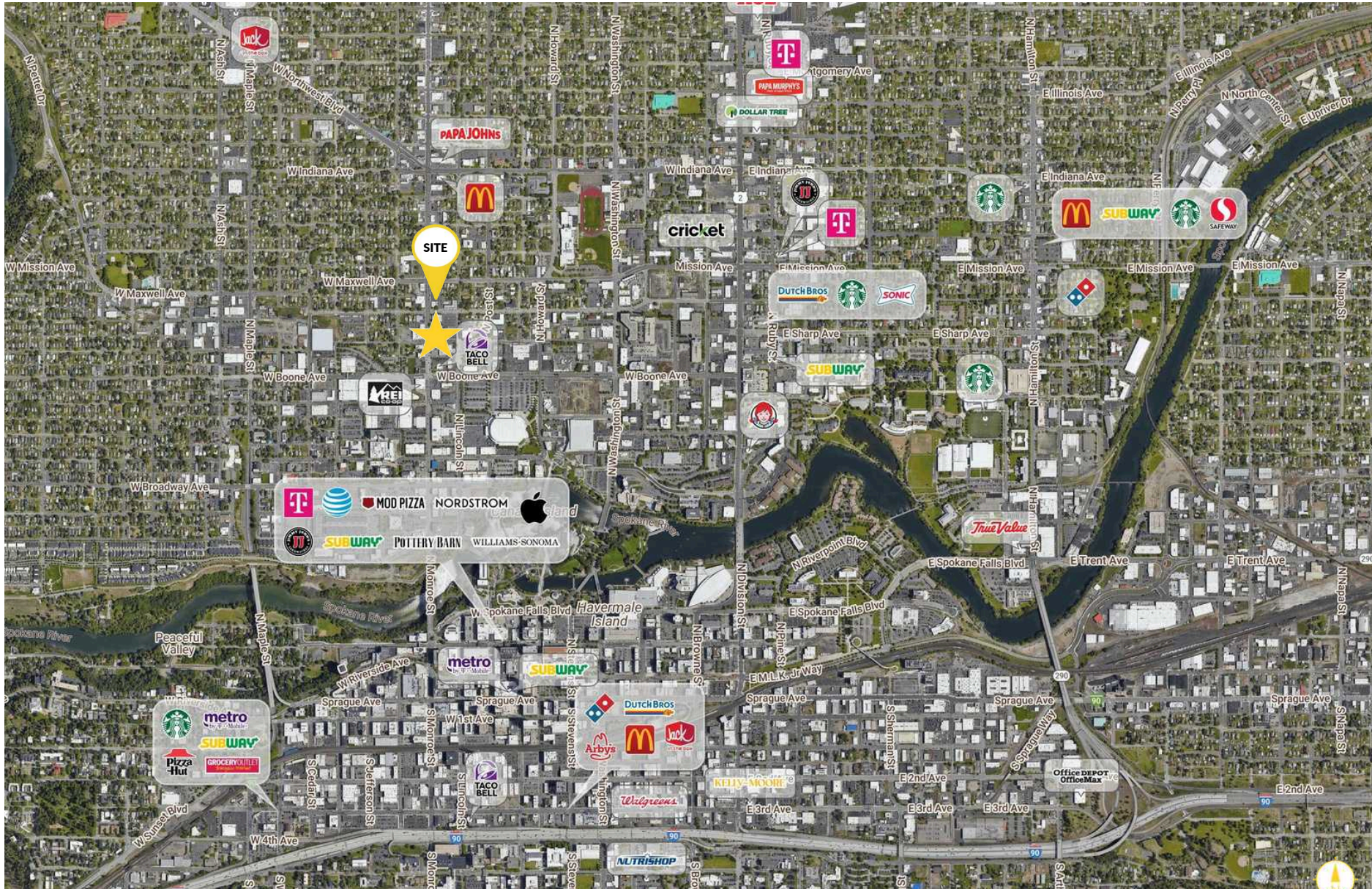




**EXTERIOR  
PHOTOS**

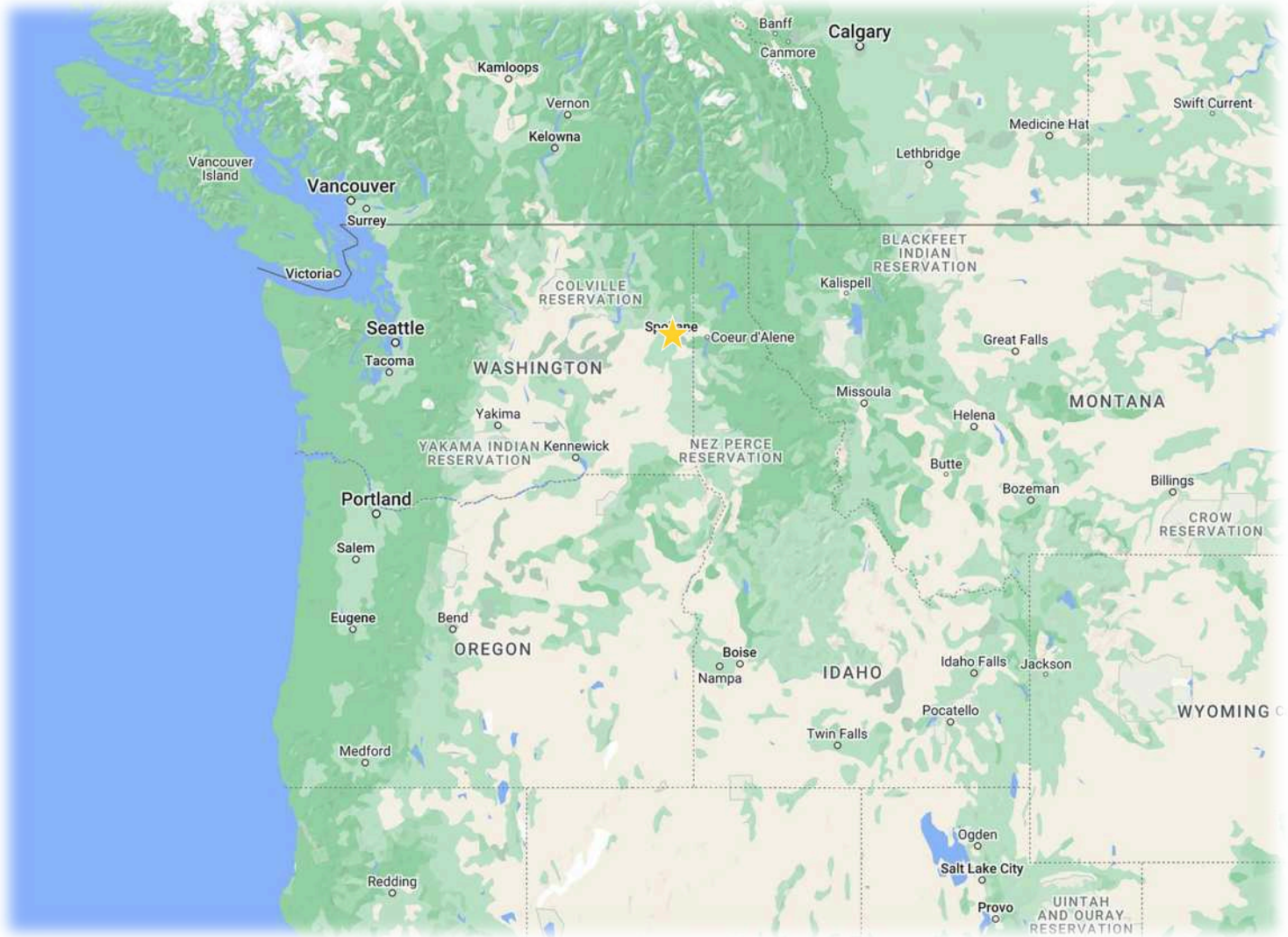






# THE LOCATION

The City of Spokane is centrally located in the Intermountain Northwest.



## Distance to



### Coeur d'Alene, ID

39 min | 34.2 mi

### Tri Cities, WA

2 hrs 7 min | 143 mi

### Missoula, MT

3 hrs 5 min | 199 mi

### Seattle, WA

4 hrs 15 min | 279 mi

### Portland, OR

5 hrs 23 min | 353 mi

### Boise, ID

6 hrs 23 min | 427 mi

# DEVELOPMENT OPPORTUNITY FOR SALE

1306 N. Monroe Street  
Spokane, WA 99201

For more information on this opportunity:



601 WEST MAIN AVENUE, SUITE 400 | SPOKANE, WA 99201

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