

# FOR SALE OR LEASE

**Owner is Motivated!**

- \*OWNER/USER OPPORTUNITY!
- \*SELLER FINANCING AVAILABLE!
- \*SHOWING BY APPOINTMENT ONLY!
- \*1 MONTH OF FREE RENT FOR EVERY YEAR OF THE LEASE, NOT TO EXCEED 5 YEARS!
- \*\$2,500 COMMISSION BONUS TO SELLING BROKER!

2715 E 31<sup>st</sup> Avenue  
Spokane, Washington 99223

## SOUTH HILL SPOKANE LOCATION

Sale Price:	\$389,500 \$364,500 <b>NEW PRICE</b>
Lease Price:	\$3,500 \$2,500/MO/Gross <b>NEW PRICE</b>
Building Size:	±2,040 SF
Land Size:	±6,830 SF
Parcel Number:	35331.0207

**James G. Quigley**  
Managing Broker

509.701.2211  
jgq@kiemlehaood.com

**KIEMLE  
HAGOOD**



## **BUILDING DETAILS**

- Two Floors + Basement
- Three Restrooms
- Kitchen (Complete & Fully Functional)
- Three Private Offices
- Conference Room
- Ample On-Site Parking

## **BUILDING UPDATES**

- New Carpet
- New Paint throughout
- New Roof
- New Furnace

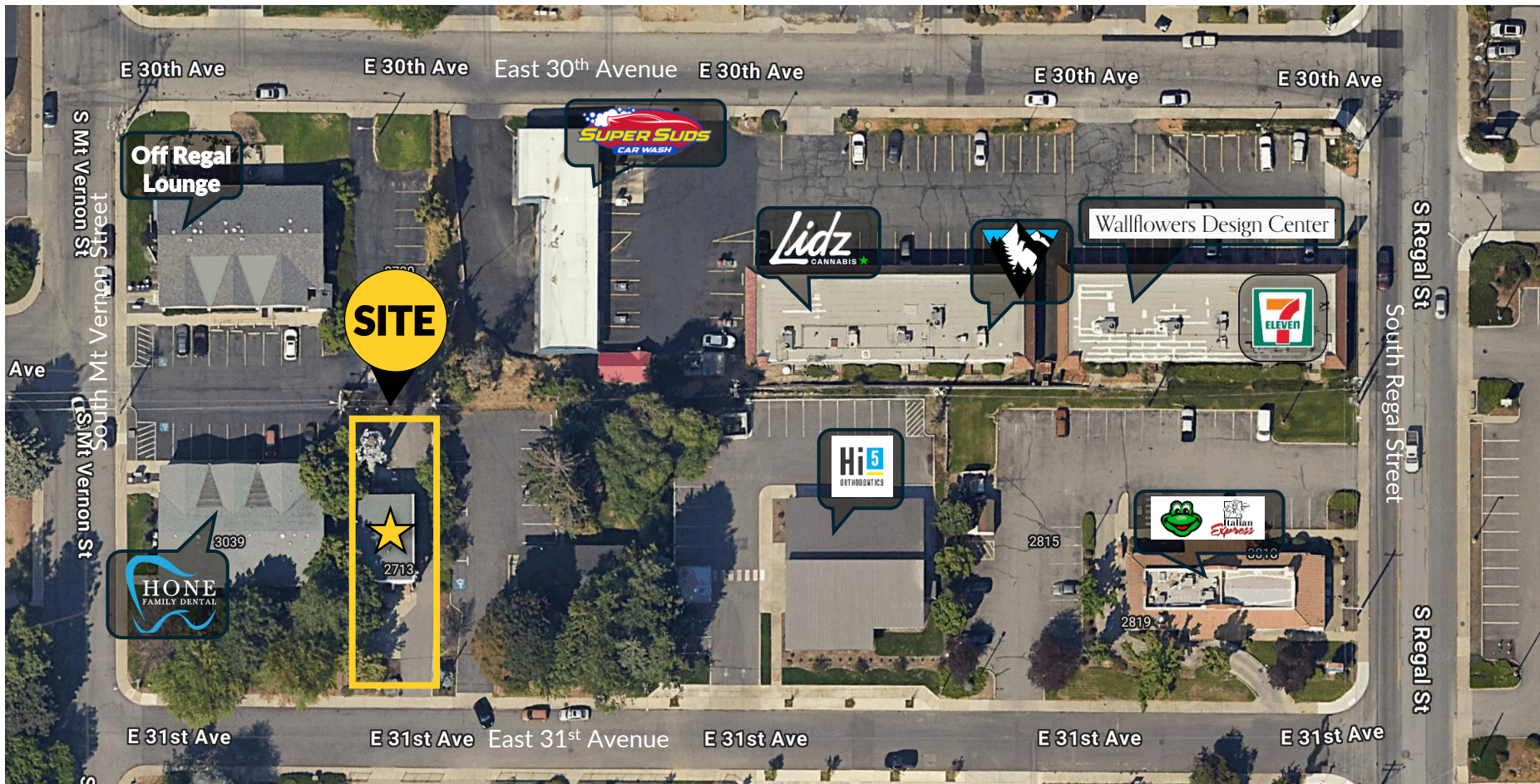


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# OFFICE BUILDING

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	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION 2024	14,512	81,837	172,780
PROJ POPULATION 2029	14,309	82,000	174,111
AVERAGE HHI	\$102,456	\$123,750	\$104,717
MEDIAN HHI	\$82,526	\$88,715	\$75,985
MEDIAN AGE	41.9	39.9	37.6
DAYTIME DEMOS	8,630	62,599	152,892

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**VIEW  
LOCATION**







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**James G. Quigley, MANAGING BROKER**  
509.701.2211 [jgq@kiemlehgagood.com](mailto:jgq@kiemlehgagood.com)

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