

# FOR SALE



208 E Francis Ave



6208 N Colton Street

**Two Building Medical Office Site**  
6208 N Colton St & 208 E Francis Ave  
Spokane WA 99208

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**KIEMLE  
HAGOOD**

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HAGOOD**



# PROPERTY DESCRIPTION

Two building medical office site. Buildings can be purchased together or separately. 6208 N Colton is former urgent care clinic. 208 E Francis Ave completely leased to Ideal Options with lease expiration of March 31, 2026.

## COMBINED PURCHASE

**Asking Price: \$1,295,000**

PARCELS: 36322.0527  
36322.0526  
36322.0521

### 208 E Francis Ave

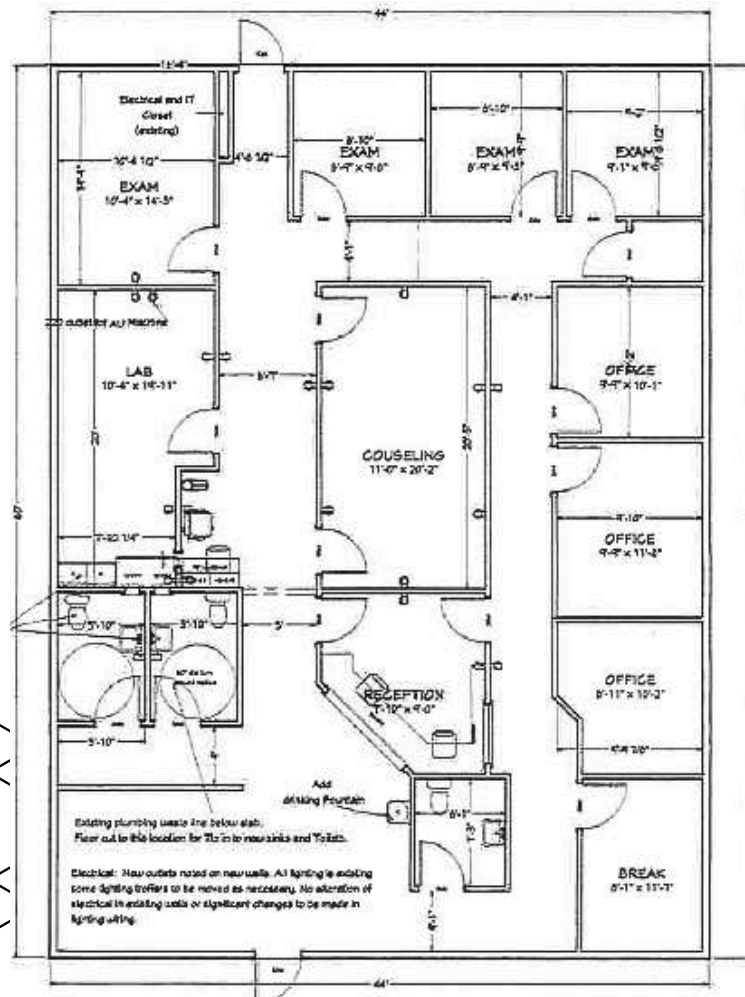
ASKING PRICE \$600,000  
TOTAL LOT SIZE ±10,018  
BUILDING SIZE ±2,903  
YEAR BUILT 1983

### 6208 N Colton St

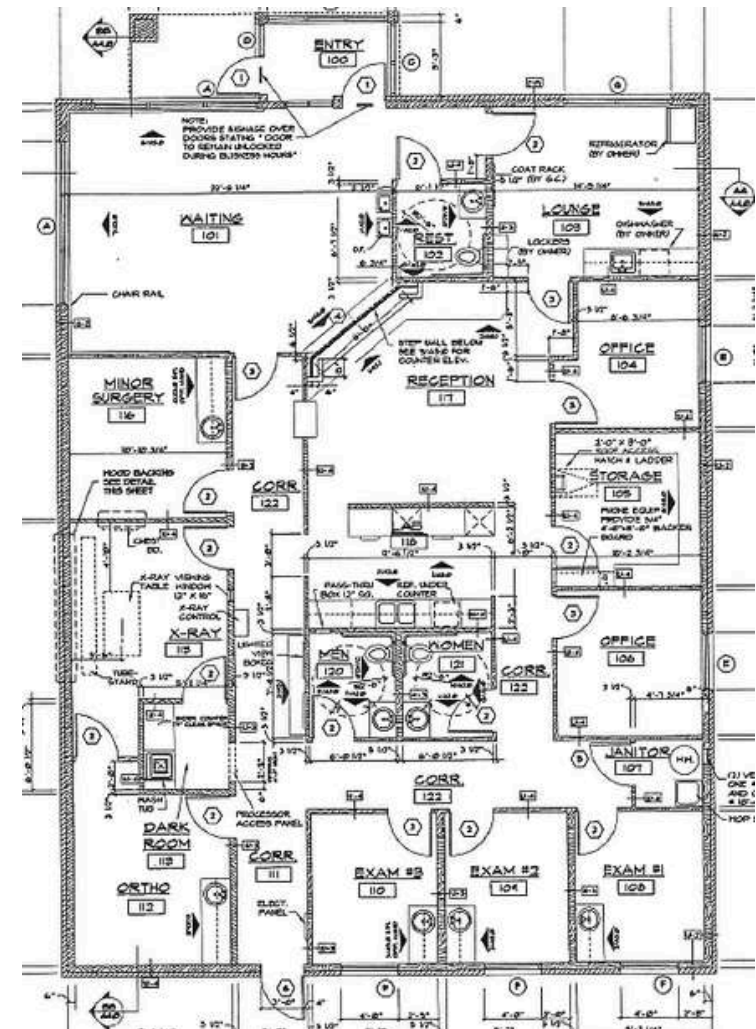
\*Available for lease

ASKING PRICE \$695,000  
LEASE RATE \$22.00 PSF/YR  
TOTAL LOT SIZE ±14,810 SF  
BUILDING SIZE ±3,000 SF  
YEAR BUILT 2002

**208 E Francis Avenue**  
**±2,903 SF**



**6208 N Colton Street**  
**±3,000 SF**





# SITE PHOTOS



208 E Francis Ave



6208 N Colton Street



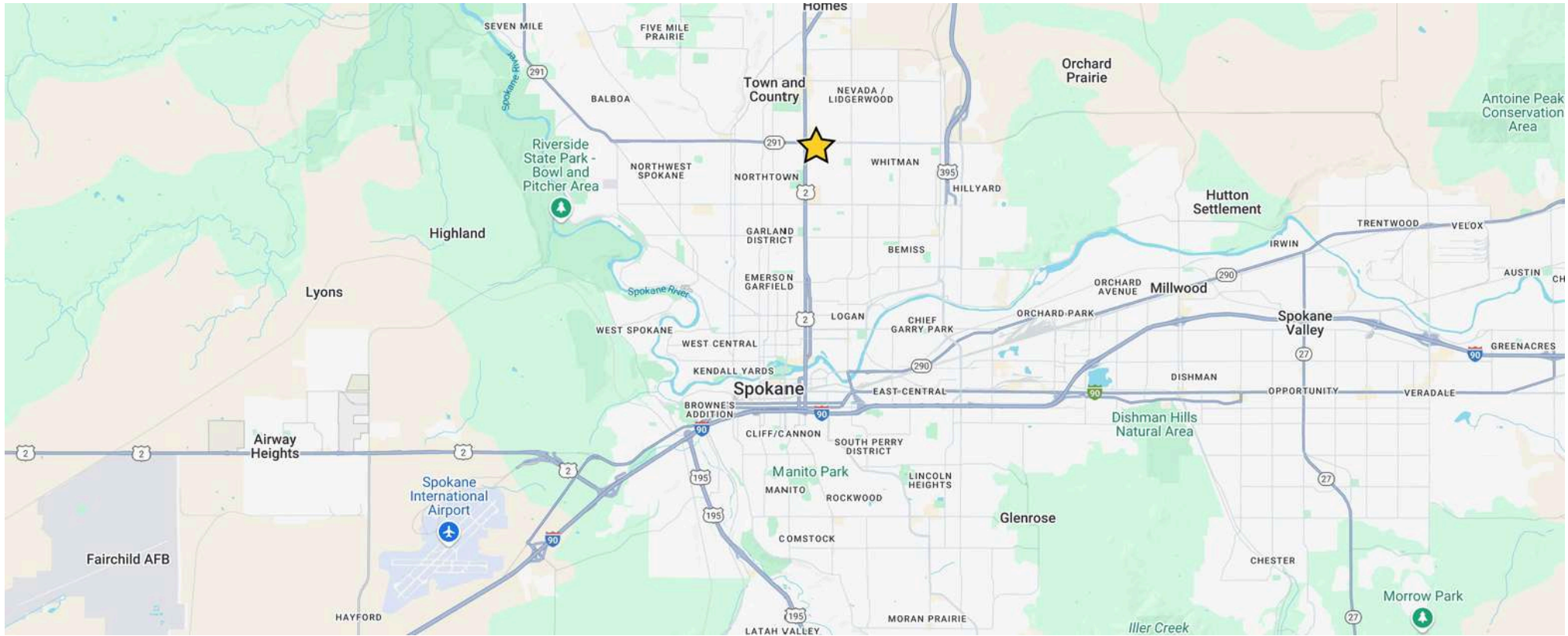
6208 N Colton Street



# SURROUNDING AREA







## Two Building Medical Office Site

6208 N Colton St & 208 E Francis Ave  
Spokane WA 99208

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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W Main Avenue, Suite 400  
Spokane, WA 99201