



2011 N JEFFERSON

SPOKANE, WASHINGTON 99205

PRIME CORNER INVESTMENT/REDEVELOPMENT SITE

FOR SALE

PRICE REDUCED!

KIM MILLET 509.606.5087 kim@tokcommercial.com

POTENTIAL REDEVELOPMENT



2011 N JEFFERSON

PRIME CORNER INVESTMENT/REDEVELOPMENT SITE



DETAILS

PRICE REDUCED!

SUBMARKET	Central	SALE PRICE	\$250,000
LOT SIZE	3,930 SF	NOI	\$26,876
BLDG SIZE	1,938 SF	CAP RATE	10.75%
ZONING	CB-55		



HIGHLIGHTS

High-visibility corner lot on Northwest Blvd

Zoned CB-55/Residential Commercial – supports commercial, residential, or mixed-use redevelopment

Strong potential for office, retail, or multifamily project

Excellent exposure with 28,900 vehicles per day

Potential investment opportunity with a cap rate of 10.75%



CONTACT

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POTENTIAL REDEVELOPMENT OPPORTUNITY ON A STRATEGIC CORNER LOCATION

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UPDATED: 12.1.2025

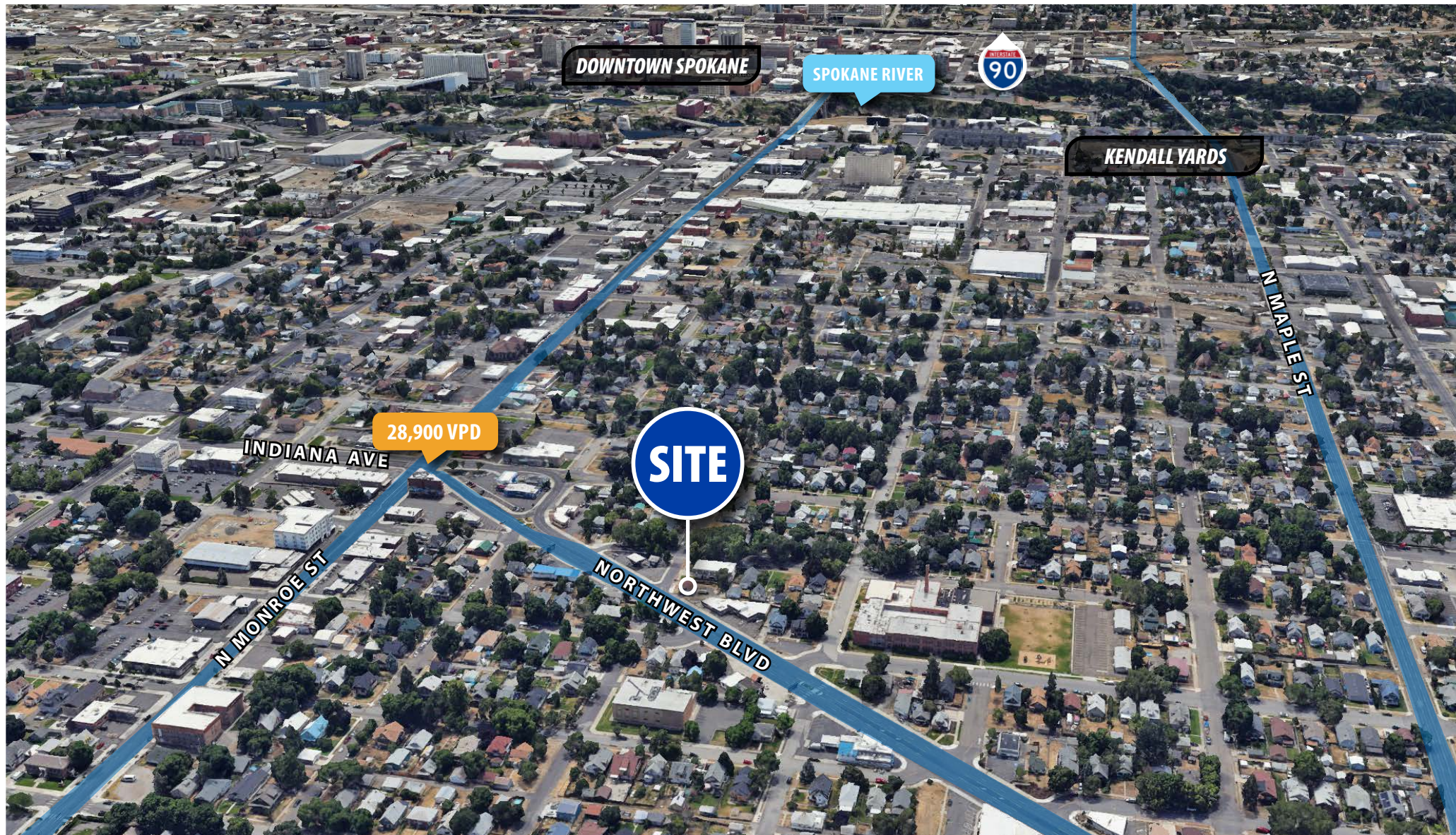
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EXCEPTIONAL EXPOSURE ON MAIN SPOKANE CORRIDORS

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16,988

\$303.67M

\$76,189



124,626

\$2.34B

\$85,562



114,608

\$4.47B

\$95,744



28,900 VPD

SITE

DOWNTOWN SPOKANE

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