

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



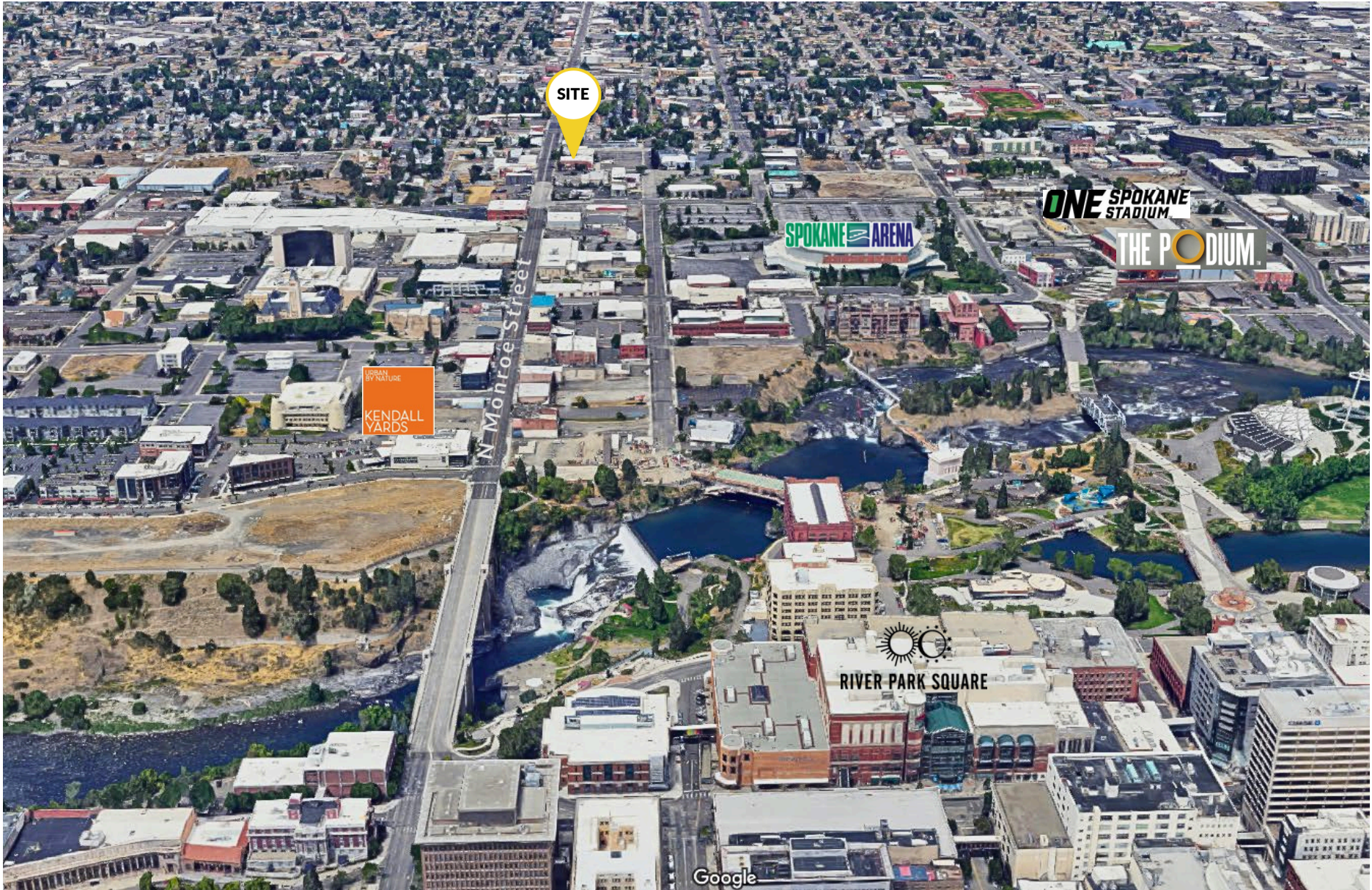
HIGH VISIBILITY OPPORTUNITY

TRAFFIC COUNTS



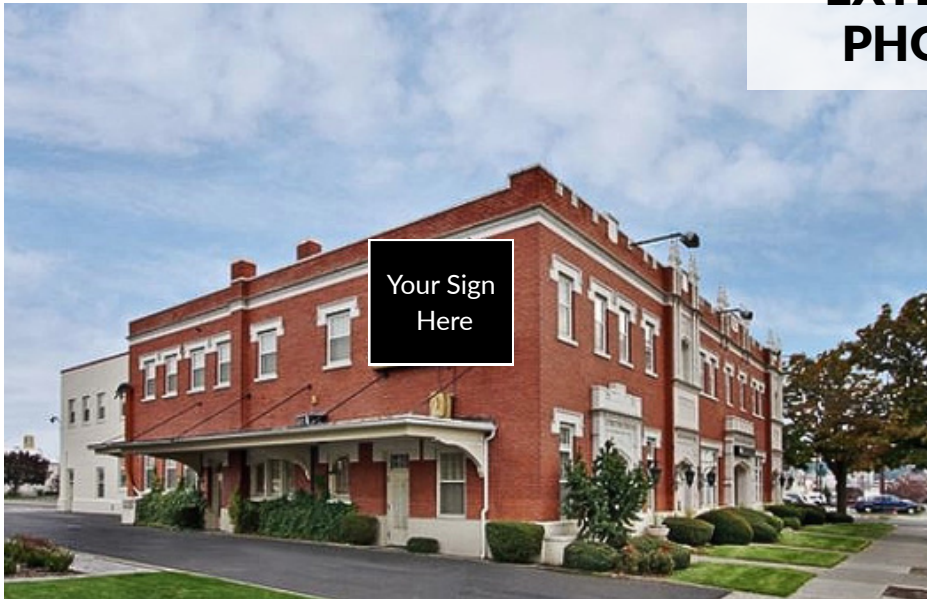
N Monroe Street | ±16,113 ADT
 W Boone Avenue | ±7,492 ADT
 W Maxwell Avenue | ±5,773 ADT

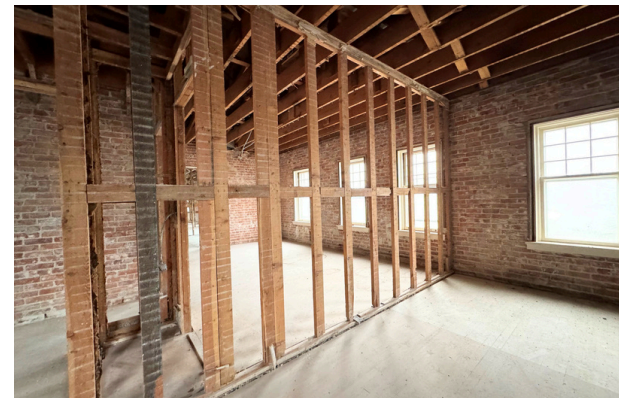
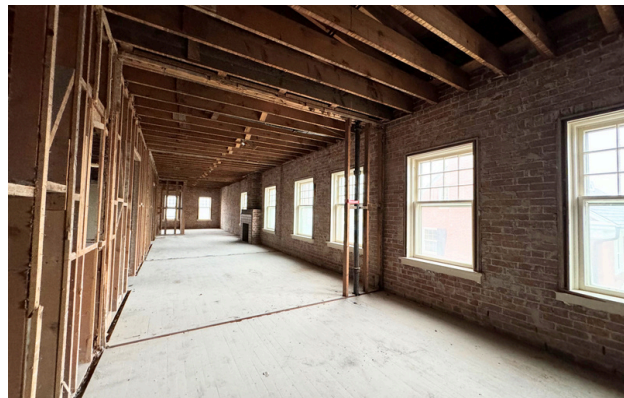
DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	17,896	122,202	228,999
PROJ. POPULATION 2030	18,018	121,982	226,578
EST. HOUSEHOLDS	8,084	53,272	98,282
2025 AVERAGE HHI	\$72,370	\$89,403	\$96,897
2025 MEDIAN HHI	\$49,312	\$65,065	\$72,480
MEDIAN AGE	35.5	35.7	36.9
EST. DAYTIME DEMOGRAPHIC	40,066	166,172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





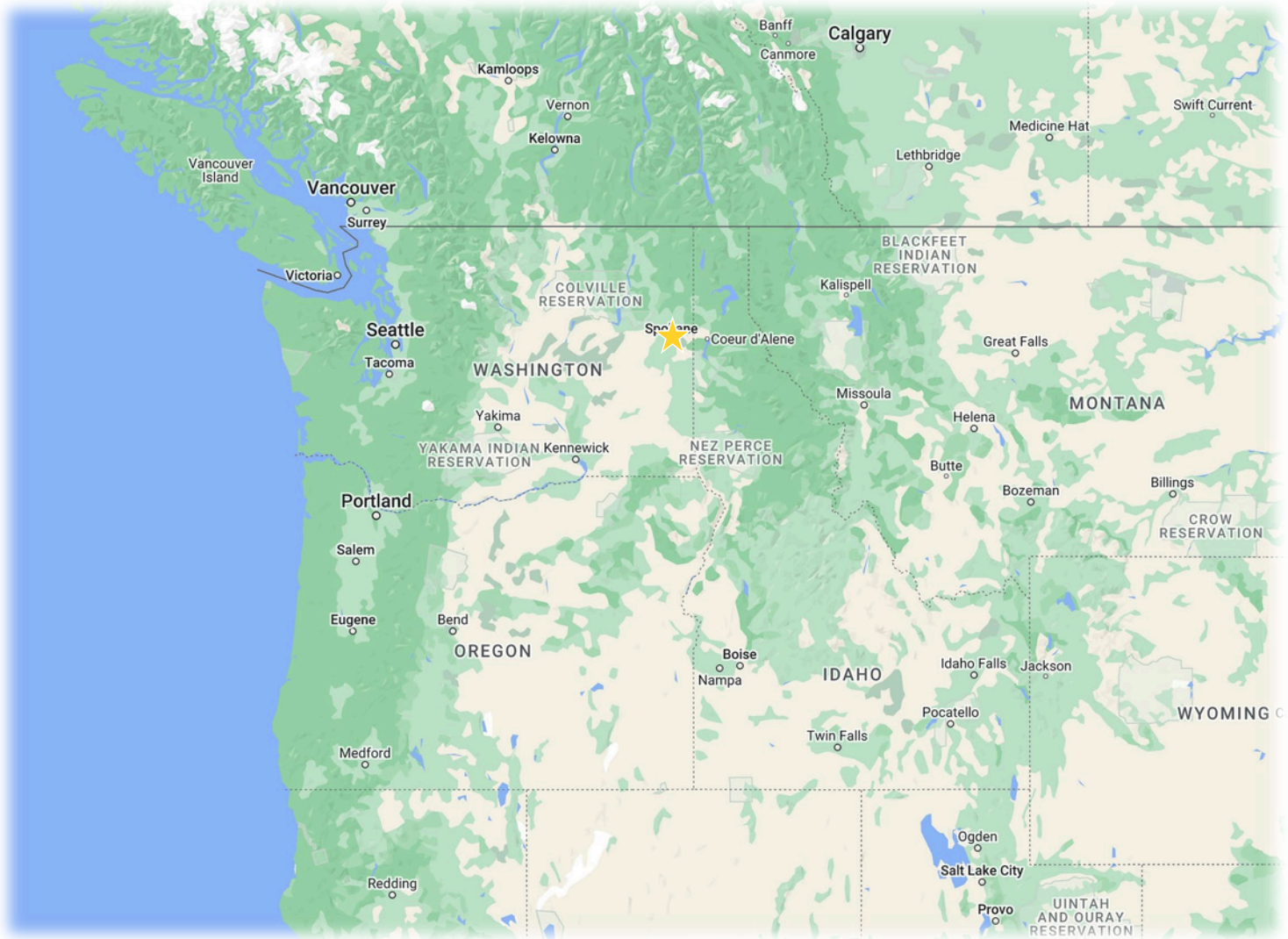
**EXTERIOR
PHOTOS**





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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