



FOR SALE OR LEASE

FORMER SERENITY INSURANCE GROUP

924 & 930 W. 2nd Avenue
Spokane, Washington 99201

TIM KESTELL, BROKER |
509.755.7542

tim.kestell@kiemlehagood.com

[KIEMLE] HAGOOD

PROPERTY DETAILS

FORMER SERENITY INSURANCE GROUP
924 & 930 W. 2nd Avenue

EXCELLENT OWNER/USER OR INVESTMENT OPPORTUNITY

SALE PRICE \$1,250,000
LEASE RATE \$10.00 / SF, NNN

TOTAL BUILDING SIZE

±10,629 SF

TOTAL LAND SIZE

±14,200 SF (0.32 ac)

ZONING

DTG (Downtown General)

PARKING

±10 stalls (off street parking)

924 W. 2ND AVENUE

Parcel Number: 35192.1912
Building Size: ±7,100 SF
Year Built: 1984

930 W. 2ND AVENUE

Parcel Number: 35192.1913
Building Size: ±3,529 SF
Year Built: 1988

For sale or lease is a strategically located commercial property in the heart of Downtown Spokane, offering substantial versatility and value. This property encompasses two adjacent parcels, totaling approximately ±10,629 square feet of building space on a ±14,200 square foot (0.32-acre) lot.



BUILDING PHOTOS

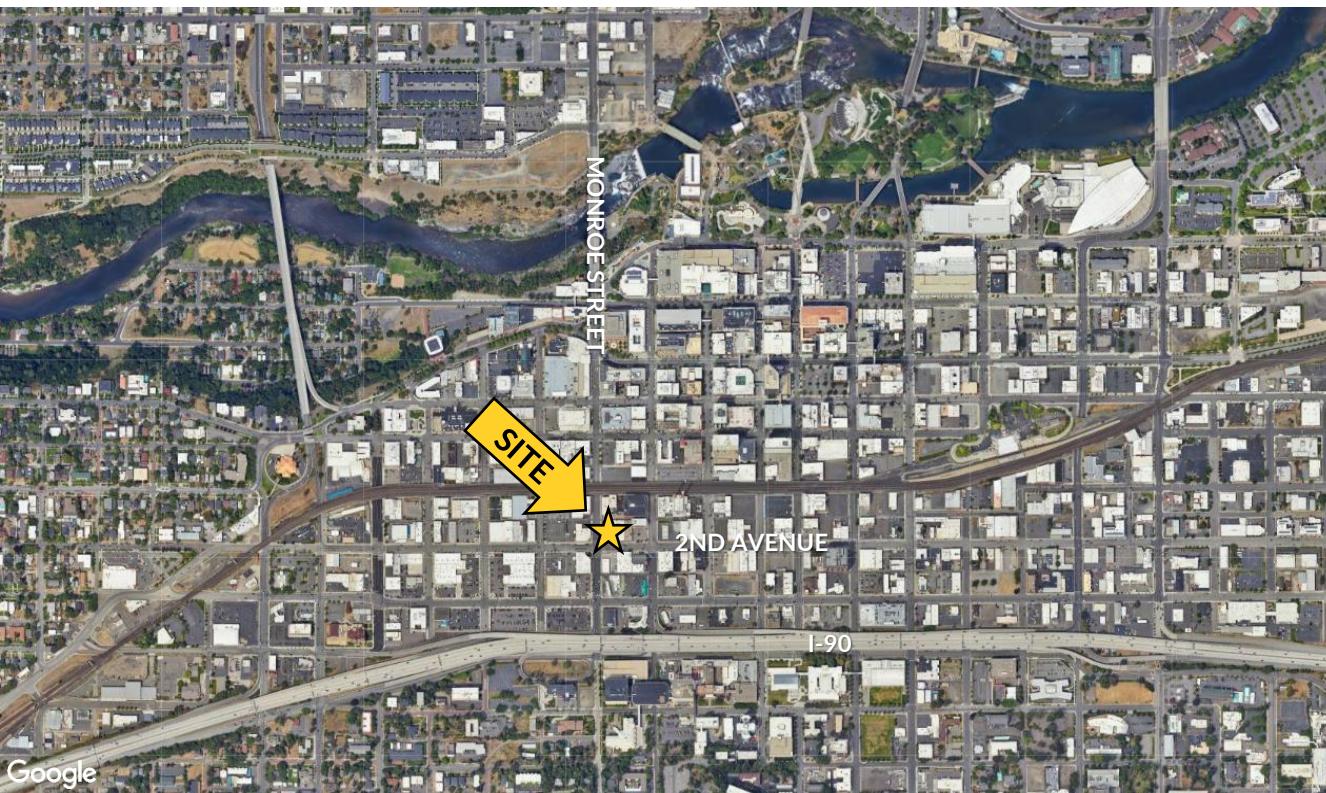
FORMER SERENITY INSURANCE GROUP

924 & 930 W. 2nd Avenue



DEMOGRAPHICS

FORMER SERENITY INSURANCE GROUP
924 & 930 W. 2nd Avenue



TRAVEL DISTANCE

Portland, Oregon
432.4 miles | 6 hr 29 min

Seattle, Washington
278.4 miles | 4 hr 5 min

Post Falls, Idaho
24.7 miles | 29 min

Coeur d'Alene, Idaho
33.9 miles | 38 min

DEMOGRAPHICS				TRAFFIC COUNTS	
Icon	1 MILE	3 MILES	5 MILES	Icon	
Icon of three people	19,335	106,542	223,538	Icon of a car	
Estimated Population (2024)	19,335	106,542	223,538	MONROE STREET	INTERSTATE 90
Projected Population (2029)	20,031	107,929	224,689	±11,493 ADT	±106,062 ADT
Average Household Income (2024)	\$73,584	\$93,234	\$98,166	2ND AVENUE	LINCOLN STREET
Median Household Income (2024)	\$49,053	\$42,391	\$42,826	±12,167 ADT	±10,545 ADT
Median Age	37.6	36.3	36.8		
Daytime Demographics	49,255	105,331	184,996		

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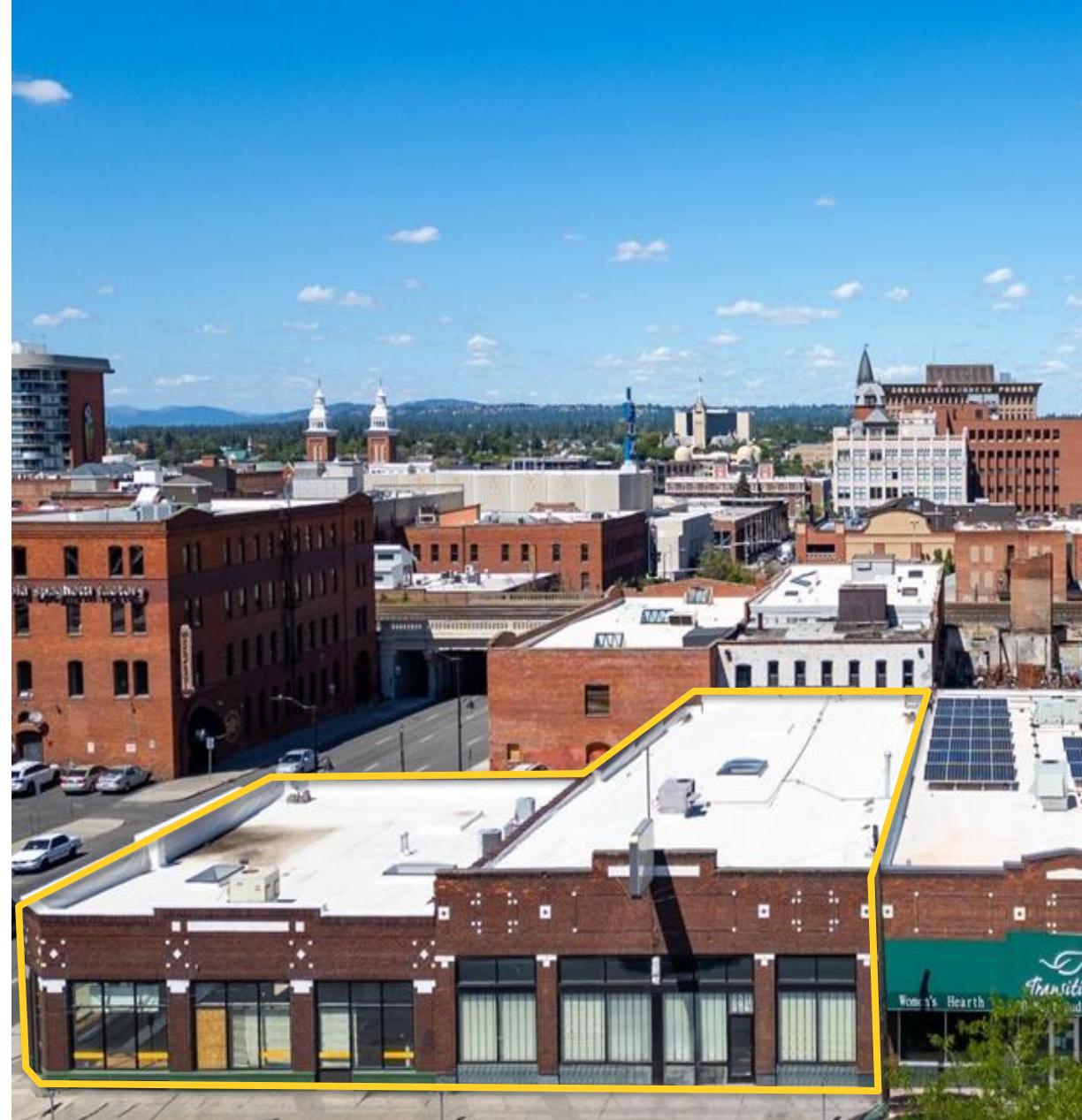
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