



## FORMER SERENITY INSURANCE GROUP

924 & 930 W. 2<sup>nd</sup> Avenue  
Spokane, Washington 99201

TIM KESTELL, BROKER |

509.755.7542

[tim.kestell@kiemlehagood.com](mailto:tim.kestell@kiemlehagood.com)

**KIEMLEHAGOOD**



# PROPERTY DETAILS

**FORMER SERENITY INSURANCE GROUP**

924 & 930 W. 2<sup>nd</sup> 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. 2<sup>ND</sup> AVENUE

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

### 930 W. 2<sup>ND</sup> AVENUE

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

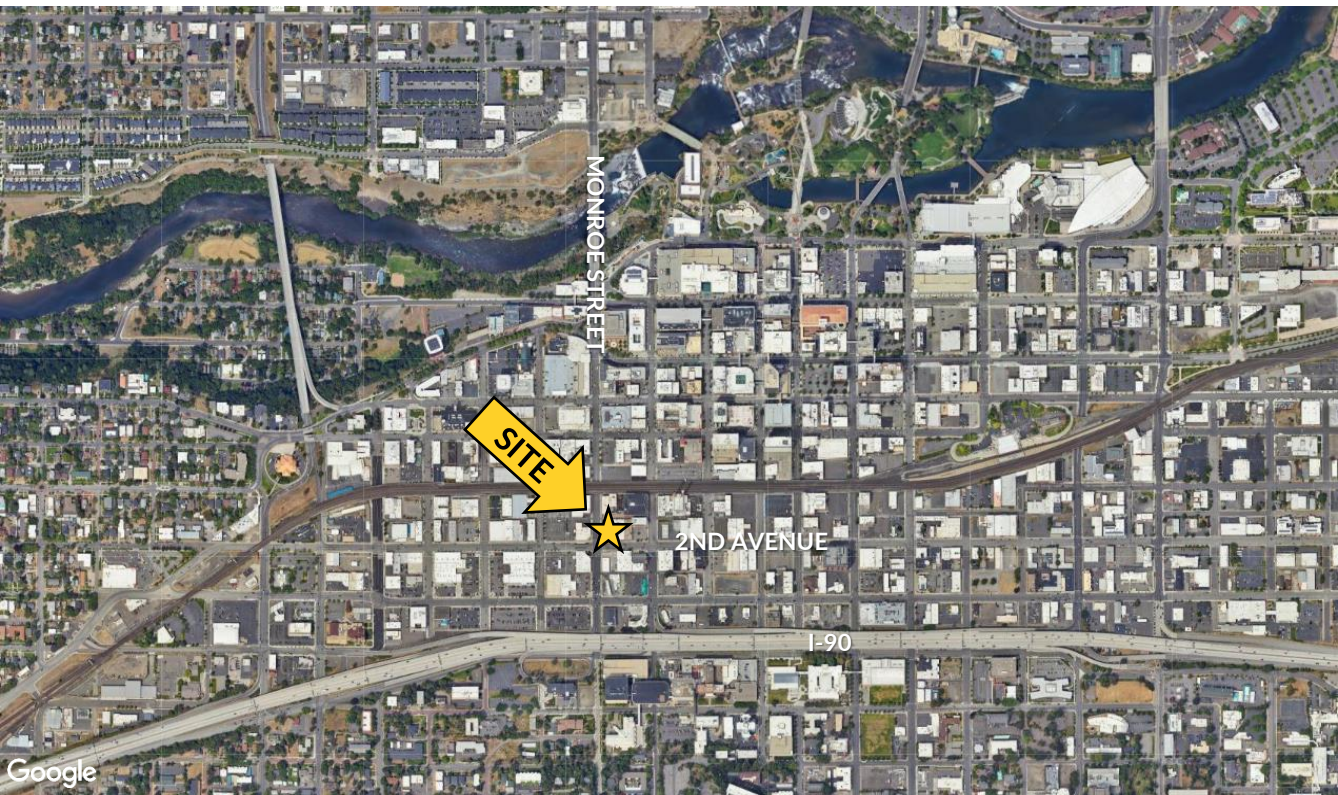
For sale or lease is a strategically located commercial property in the heart of Downtown Spokane, offering substantial versatility and value. This property encompasses two adjacent parcels, totaling approximately ±10,629 square feet of building space on a ±14,200 square foot (0.32-acre) lot.











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



	1 MILE	3 MILES	5 MILES
Estimated Population (2024)	19,335	106,542	223,538
Projected Population (2029)	20,031	107,929	224,689
Average Household Income (2024)	\$73,584	\$93,234	\$98,166
Median Household Income (2024)	\$49,053	\$42,391	\$42,826
Median Age	37.6	36.3	36.8
Daytime Demographics	49,255	105,331	184,996

TRAFFIC COUNTS



<b>MONROE STREET</b> ±11,493 ADT	<b>INTERSTATE 90</b> ±106,062 ADT
<b>2<sup>ND</sup> AVENUE</b> ±12,167 ADT	<b>LINCOLN STREET</b> ±10,545 ADT

# FOR SALE OR LEASE

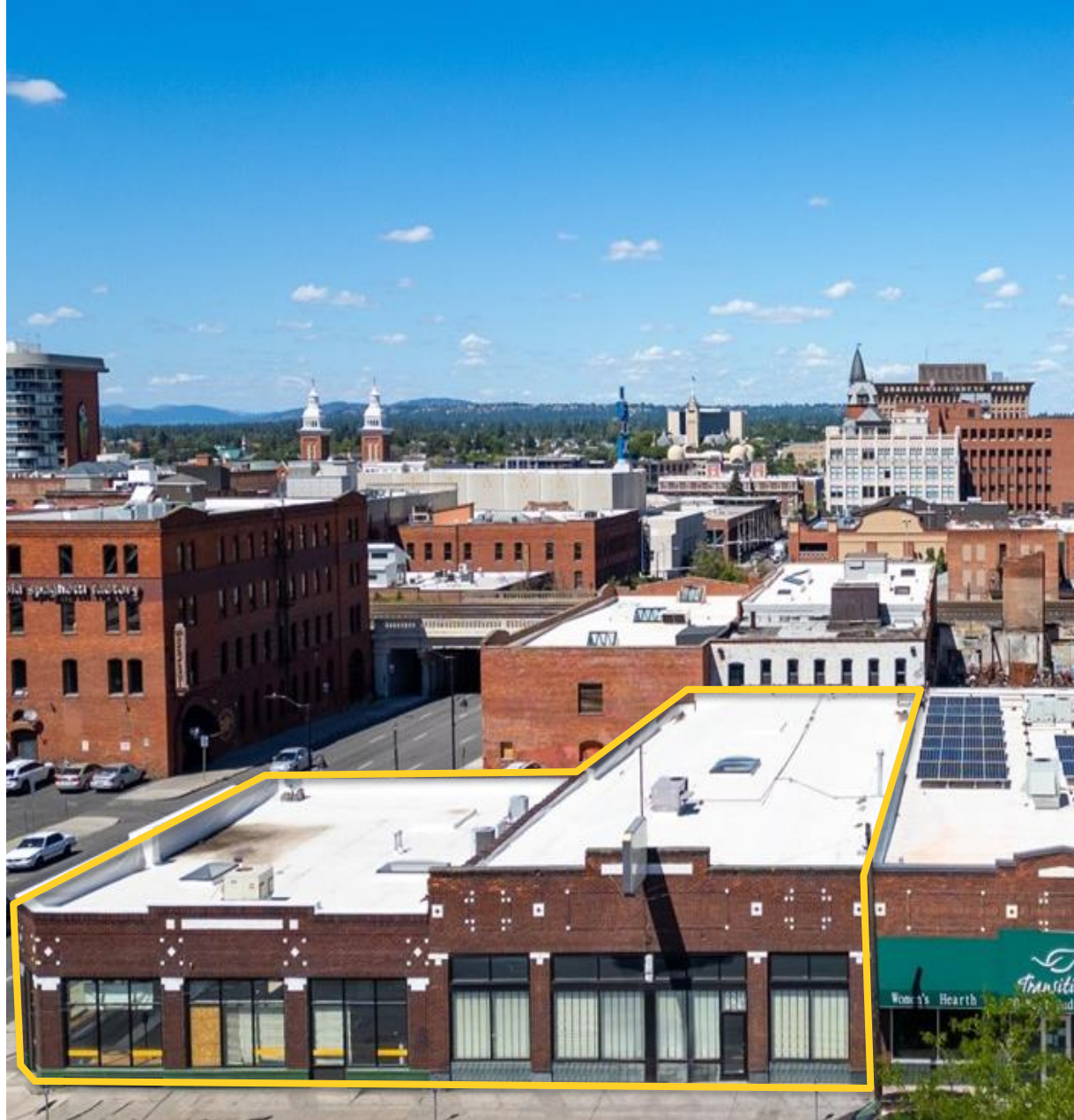
924 & 930 W. 2<sup>nd</sup> Avenue  
Spokane, Washington 99201

**TIM KESTELL,**  
**BROKER**  
509.755.7542  
tim.kestell@kiemleahagood.com

**KIEMLEHAGOOD**  
CREATING REAL ESTATE SOLUTIONS 

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.