

FREESTANDING OFFICE FOR SALE

RETAIL/OFFICE USE

**4226 E. MISSION AVE.
SPOKANE, WA**



OFFERING SUMMARY

Price	\$635,000
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\$/SFT	\$155.63/SFT
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Bldg. SFT	3,600 SFT
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Garage SFT	480 SFT
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Total SFT	4,080 SFT
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Available	Now
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[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR- CLICK HERE](#)

**STEVEN DAINES
SETH PETERSON**

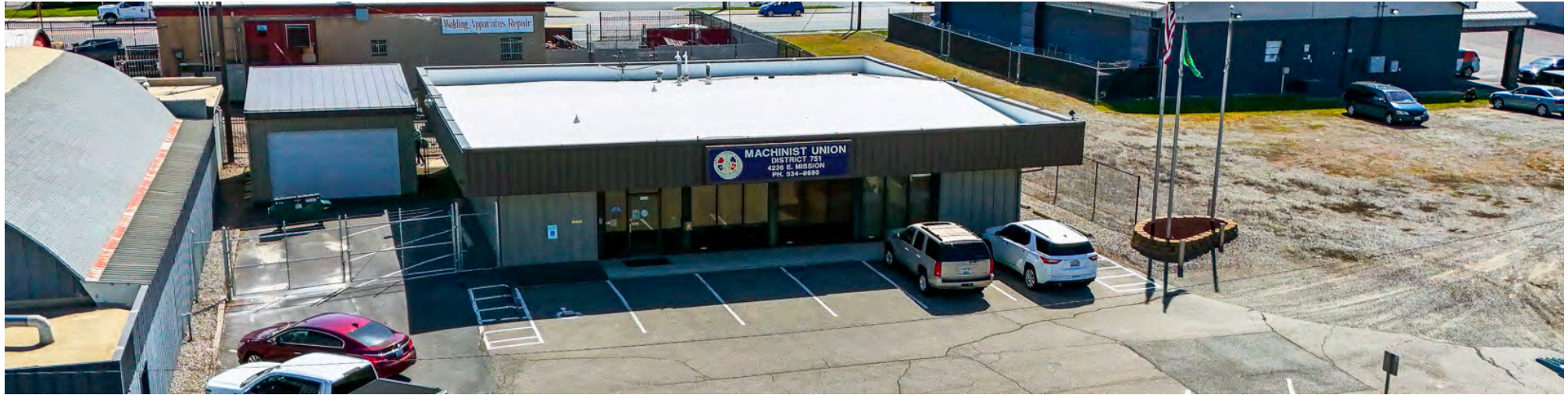
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PROPERTY DETAILS

LAND AREA	0.29 AC	ZONING	LI	YEAR BUILT	1986
OFFICES	5	APN	35151.0102	CEILING HEIGHT	7'10" - 9'5"
BATHROOMS	3	PARKING	13 STALLS	CLASS	B
CONFERENCE ROOMS	2	PARKING RATIO	3.04/1000	CONSTRUCTION	METAL

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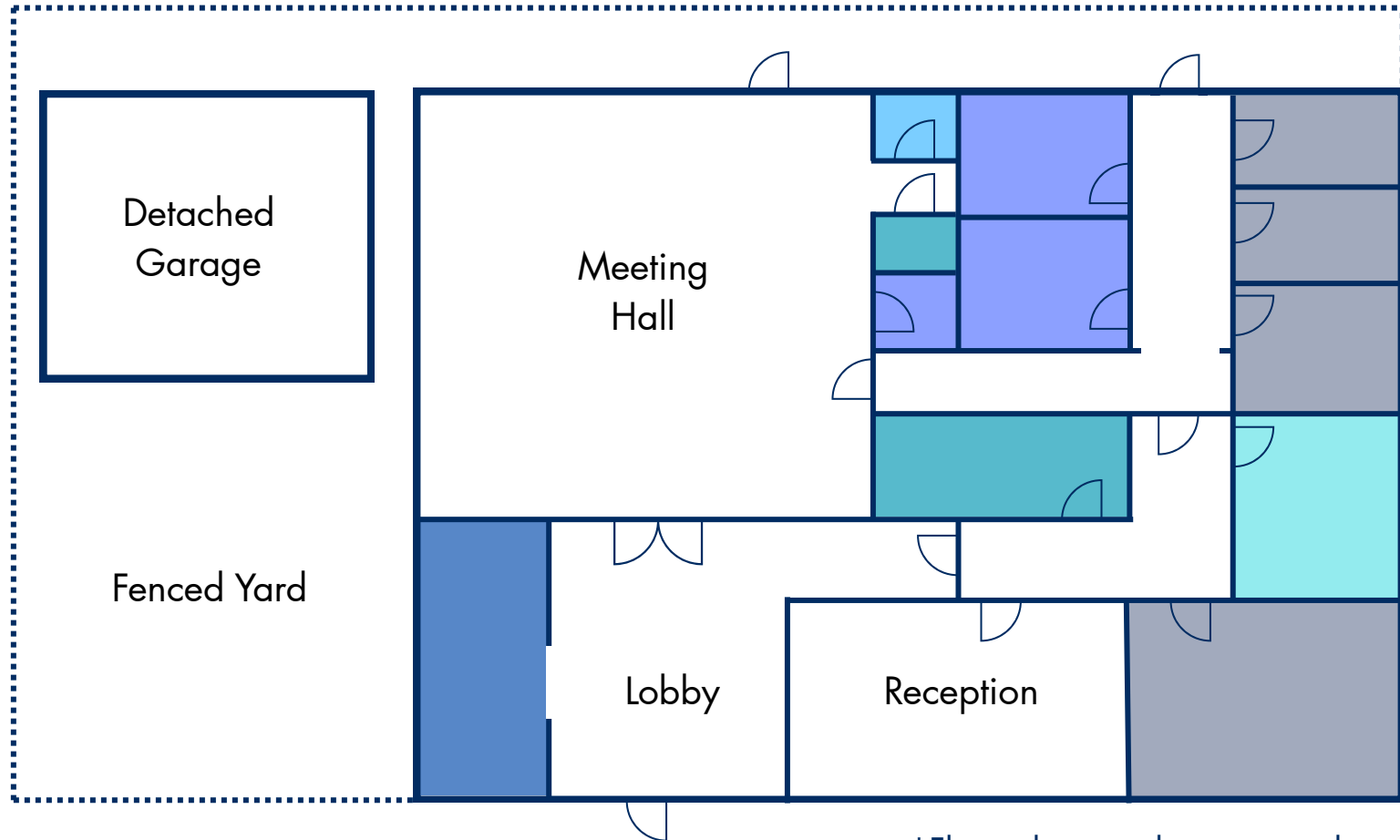
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FLOOR PLAN

- Offices
- Utility Closet
- Staff Break Room
- Restrooms
- Conference Room
- Storage Room (can be another office)



*Floor plan not drawn to scale

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4226 E. MISSION AVE. SPOKANE, WA

Size: 4,080 SFT

List Price: \$635,000

\$/SFT: \$155.63

Land Area: 0.29 AC

Built: 1986



1306 N. POST ST. SPOKANE, WA

Size: 5,561 SFT

Sold Mar. 2025: \$1M

\$/SFT: \$179.82

Land Area: 0.48 AC

Built: 1962



1718 W. BROADWAY AVE. SPOKANE, WA

Size: 3,737 SFT

List Price: \$595,00

\$/SFT: \$159.22

Land Area: 0.28 AC

Built: 1986



904 E. HARTSON AVE. SPOKANE, WA

Size: 4,121 SFT

Sold Jan. 2025: \$575,000

\$/SFT: \$139.53

Land Area: 0.25 AC

Built: 1982

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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with decorative wavy lines to the left and right.
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1 MILE

3 MILE

Population	4,957	83,512
Households	1,973	32,081
Median Age	35	37
Median HH Income	\$74,395	\$62,433
Daytime Employees	6,922	46,035
Population Growth '25 - '30	1.33%	1.60%
Household Growth '25 - '30	1.37%	1.65%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Mission Ave. E	E. Mission Ave. W	35,873
E. Trent Ave. W	E. Trent Ave. E	30,540
E. Trent Ave.	N. Hough St. NW	23,278

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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