



COMMERCIAL LAND

**\$600,000**

FOR SALE

# NORTH BANK DEVELOPMENT OPPORTUNITY 202-214 W BOONE AVE

Spokane, WA 99201

Exclusively listed by:

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# Property Description

Seize a rare opportunity to develop in the heart of Spokane's most dynamic growth corridor. This high-visibility **20,006 SF** corner lot at 202 W Boone Ave offers a premium location on the North Bank, positioned just one block from the state-of-the-art ONE Spokane Stadium and the Spokane Civic Theatre.

## PARCEL NUMBERS

35181.1006  
35181.1007  
35181.1008  
35181.1009  
35181.1014  
35181.1015

## SALE PRICE

\$600,000

## LOT SIZE

20,006 SF

## ZONING

CB-150



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# LOCATION OVERVIEW

Spokane, Washington

## **SPOKANE**

Set on the eastern edge of Washington, where the desert meets the Rockies, Spokane is large enough to have plenty going on year-round, yet small enough to be friendly, livable, and easy to explore. As the largest metropolitan area between Seattle and Minneapolis (208,000 residents in the city and 688,000 people in the metropolitan area), Spokane is the financial, cultural and retail center of the Inland Northwest, anchored by a vibrant urban downtown core. The city is home to premier dining and shopping, arts and entertainment, popular regional events, sports teams, historical landmarks and so much more. Over 43,000 thousand students are enrolled in higher education through four universities, two medical schools, and two community colleges.

Within minutes of downtown, you can paddle past moose on the Little Spokane River, climb 5 miles in Deep Creek Canyon, or hike the Spokane River Gorge. There are also five ski resorts within a two-hour drive and within a one-hour drive of 76 lakes. Spokane is the second largest city in the state of Washington and life in Spokane is heavily influenced by its climate and geographical location, with four true seasons. One of the best ways to see the natural sites of Spokane is by traveling the Spokane River Centennial Trail and features over 37 miles of paved rails from Spokane to Lake Coeur d'Alene in Coeur d'Alene, Idaho.

## **RIVERFRONT PARK**

The centerpiece of Spokane occupies 100 acres of land and water in the center of downtown and just a short distance from the Subject property. Riverfront Park was developed for the 1974 World Fair and recently completed a \$64M renovation of the park. Adjacent to the park is a brand new \$53M Sports Plex, The Podium, and the new One Spokane Stadium.

## **CENTRAL BUSINESS DISTRICT**

Spokane's Central Business District is home to eight of Spokane's top ten financial institutions and twenty-four of Spokane's largest law firms are located downtown. A vibrant core is home to retail, dining, and entertainment as well as Hoopfest, the world's largest 3-on-3 basketball tournament, and the Lilac Bloomsday Run, one of the world's largest timed running races.

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