



FOR SALE

802 N FANCHER RD

Spokane Valley, WA 99212

[View Location](#)

Property Key Facts

Sale Price: \$1,100,000

Parcel Number: 35132.1027

Total Lot Size: ±0.68 AC **Total**

Building Size: ±11,756 SF **Year**

Built: 1954/1977 **Zoning:** I-2

Parking: 33 Stalls

Signage: Monument

Exclusively listed by:

Cory Barbieri

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Property Description

Maximize your presence at the high-traffic intersection of Fancher and Broadway with this versatile $\pm 11,756$ SF commercial asset. Perfectly positioned for immediate I-90 access, this property is a turnkey solution for an owner-user or a high-potential addition to a leased investment portfolio.

The building has been extensively modernized, featuring a new TPO roof, updated HVAC, 3-phase power, and energy-efficient LED lighting. With fresh carpet, new windows, a robust security system, and available office FF&E, this space is truly move-in ready. High visibility, corner signage, and 33 dedicated parking stalls make this Spokane Valley's premier opportunity for 2026.



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Features



Recent Improvements -
New TPO Roof, HVAC, etc.



33
Parking Stalls



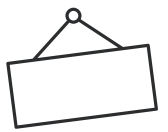
Easy
Freeway Access



Excellent
Visability



Zoning:
I-2



Building
Signage

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LOCATION OVERVIEW

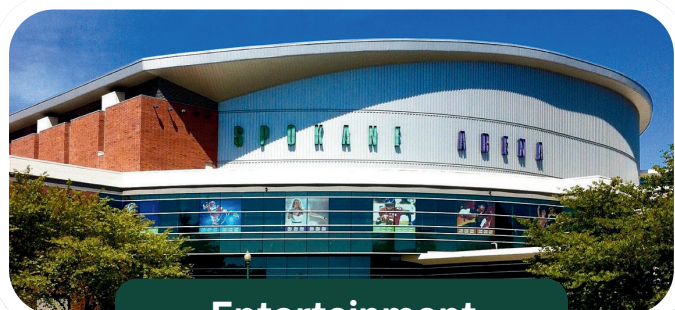
Spokane, Washington



International Events



Outdoor Activities



Entertainment

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.



Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.



There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

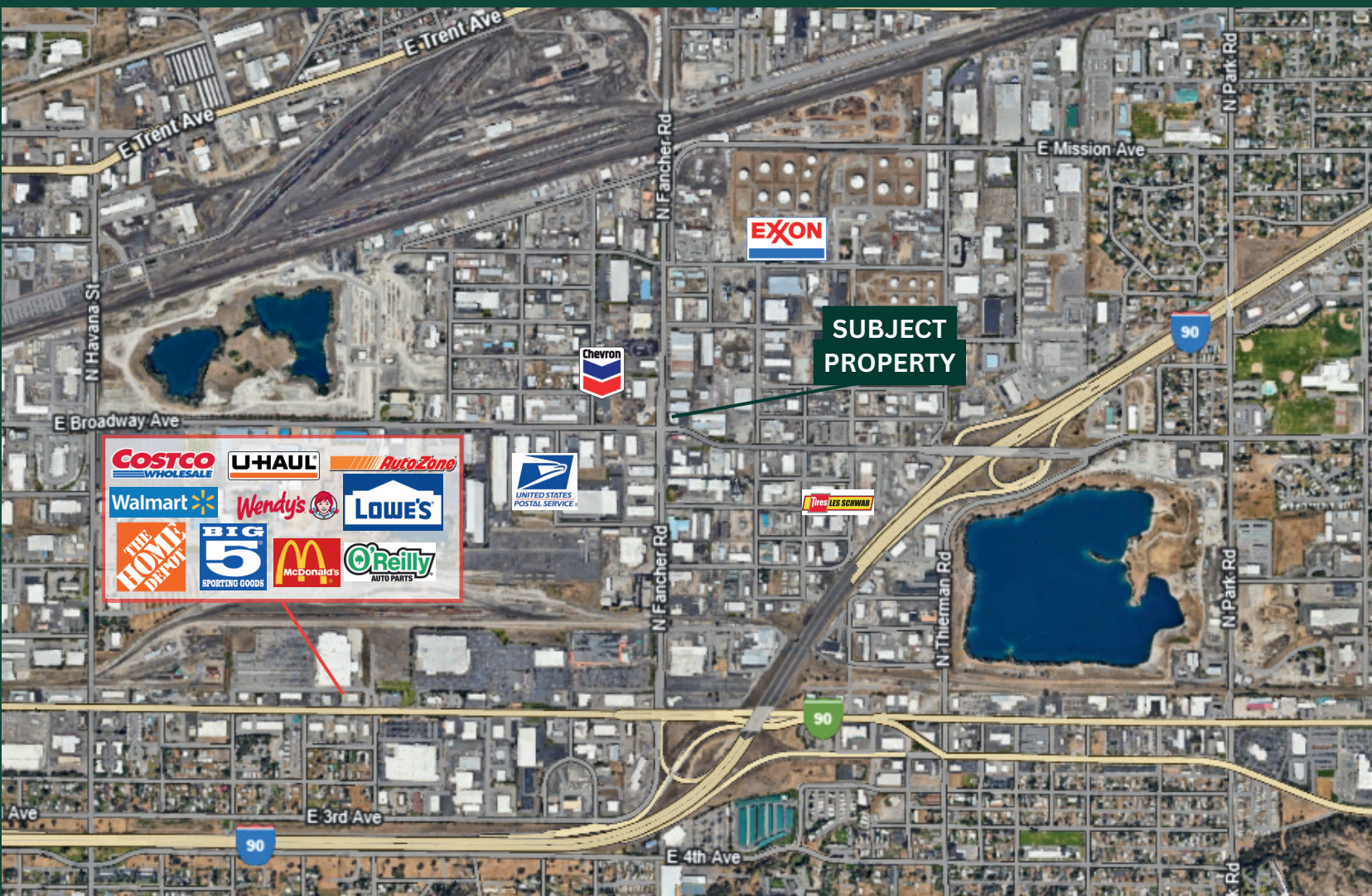


The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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RETAILER MAP

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