

FOR SALE

DAYCARE/SCHOOL INVESTMENT OR OWNER/USER

4125 N Maple Street | Spokane, WA 99205



OFFERING PRICE	\$1,300,000
BUILDING SITE	±10,624 SF
LOT SIZE	±0.87 AC (±37,897 SF)
ZONING	R1
YEAR BUILT	1960

- Seller will provide minimum 2 year leaseback @ 6.5% Cap Rate
- Available for occupancy 4-6 months post closing for owner/occupant

CRAIG SOEHREN

509.755.7548

craigs@kiemleahagood.com

CHRISTIAN ALFARO

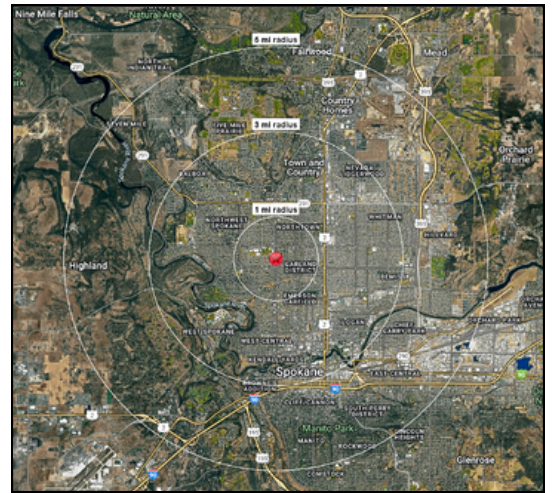
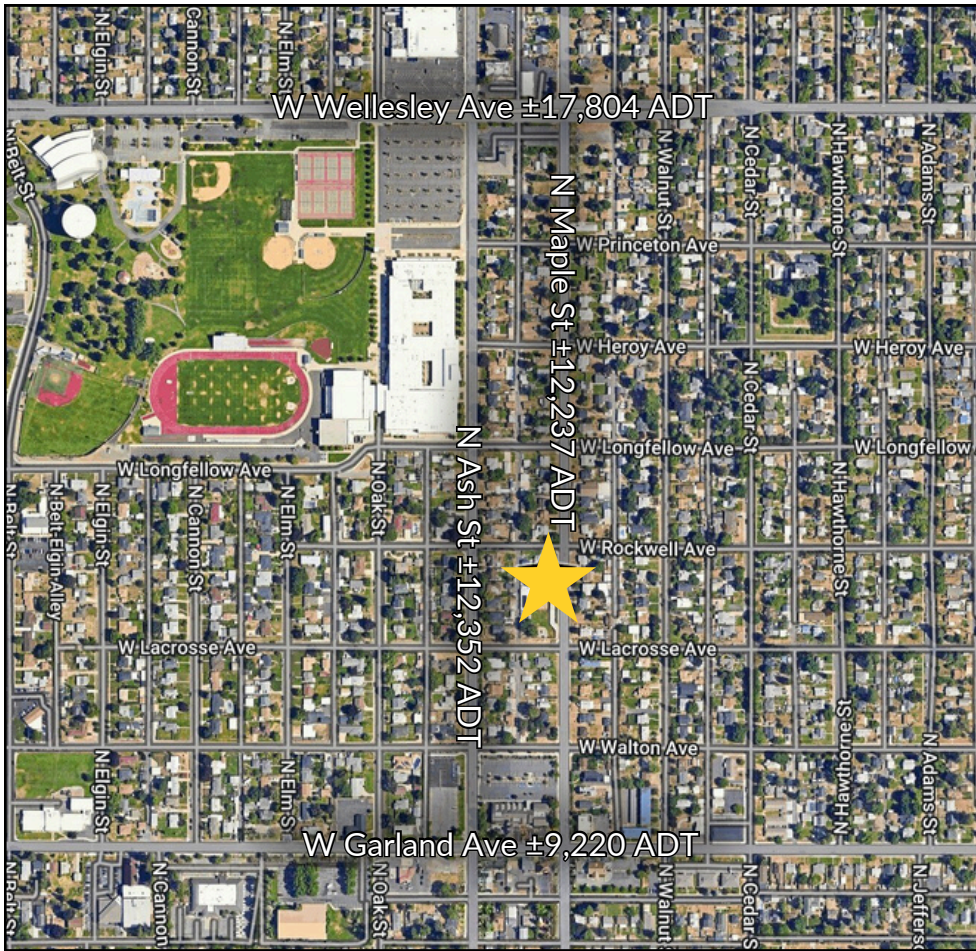
509.755.7505

christian.alfaro@kiemleahagood.com

KIEMLEHAGOOD

PROPERTY DESCRIPTION

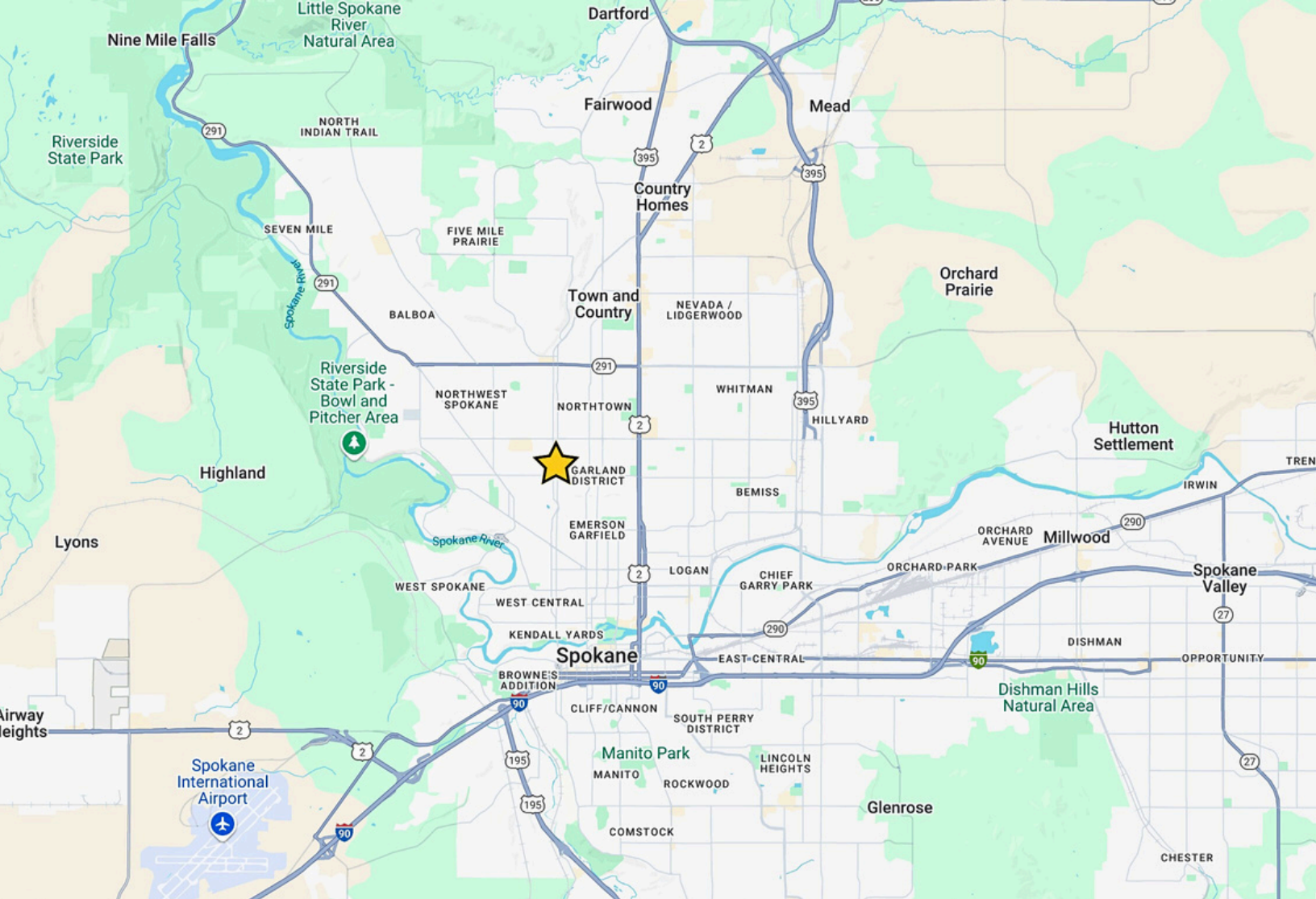
School or Daycare Site for Sale in North Spokane. This ±10,624 SF building, situated on ±0.87 acres, offers exceptional potential for educational or childcare use. Built in 1960, the property is located on primary arterials just a few blocks from Shadle Park High School, Glover Middle School, and the Shadle Shopping Center. Zoned R1, this site is ideal for redevelopment or continued use as a school or daycare. With an asking price of \$1,300,000, this property is a rare find in a highly desirable location. The Current owner is building a new facility and will need to remain in the space until 2027.



DEMOGRAPHICS	1 MI	3 MI	5 MI
Est Pop 2025	17,370	124,838	217,815
Projected Pop 2030	17,160	122,795	217,131
Median Age	36.1	35.7	36.4
Adj. Daytime Demos	7,432	105,345	181,313
Average HHI	\$98,730	\$89,883	\$97,749
Median HHI	\$76,567	\$67,840	\$72,972







DAYCARE/SCHOOL INVESTMENT OR OWNER/USER

4125 N Maple Street | Spokane, WA 99205

CRAIG SOEHREN

509.755.7548 | craigs@kiemlehagood.com

CHRISTIAN ALFARO

509.755.7505 | christian.alfaro@kiemlehagood.com

[VIEW LOCATION](#)



**KIEMLE
HAGOOD**

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. 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 the owner of an exclusive right that is allegedly infringed; and 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 to be valid.

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201