



Owner Motivated!

Central Location
Just North of CBD

Office/Retail with Warehouse

Light Industrial Zoning
Parcel # 35092.2702

**FOR SALE
OR LEASE**

\$749,000

\$5,600 mo + NNN

**2702 N PERRY
SPOKANE WA**

CONTACT US NOW



Doug Byrd 509.216.6575

Sharon Reynolds 509.326.8080



Doug@ByrdRealEstateGroup.com

Sharon@ByrdRealEstateGroup.com



1912 N Division, Ste 201
Spokane WA 99207

www.ByrdRealEstateGroup.com

- **GREAT LIVE/WORK POTENTIAL**
- **6,600 SF SITE**
- **+/- 6,562 SF BUILDING**
 - **3,450 SF MAIN LEVEL**
 - **1,471 SF OFFICE / 1,979 SF WAREHOUSE**
 - **3,112 SF UPPER LEVEL OFFICE**
- **WELL MAINTAINED**
- **NEW ROOF IN 2022**
- **OWNER MAY CARRY CONTRACT**

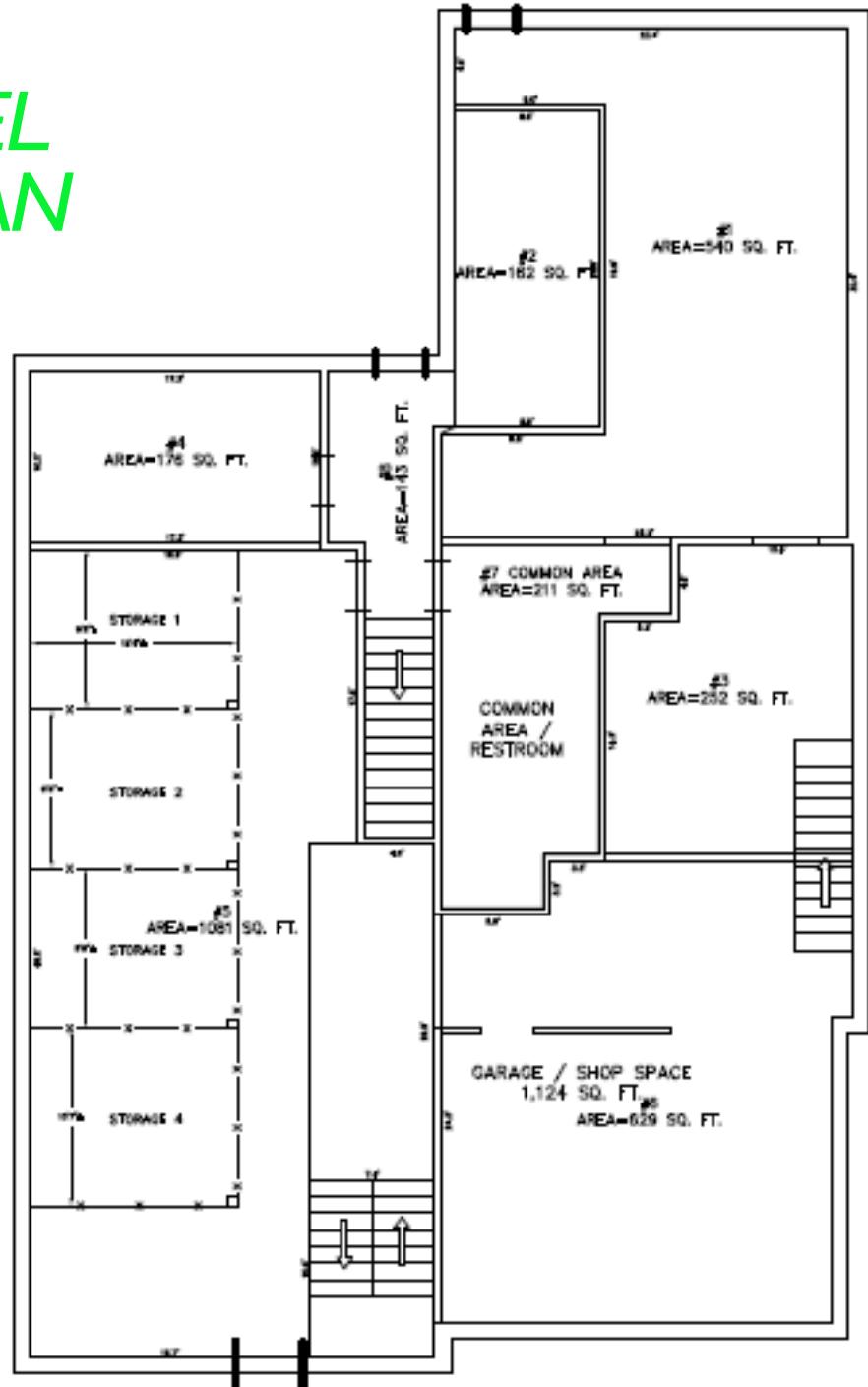
PRODUCING PROPERTY SOLUTIONS



2702 N PERRY
PERRY ST.

MAIN LEVEL FLOORPLAN

BUCKEYE



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All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



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PERRY ST.

UPPER LEVEL FLOORPLAN

BUCKEYE

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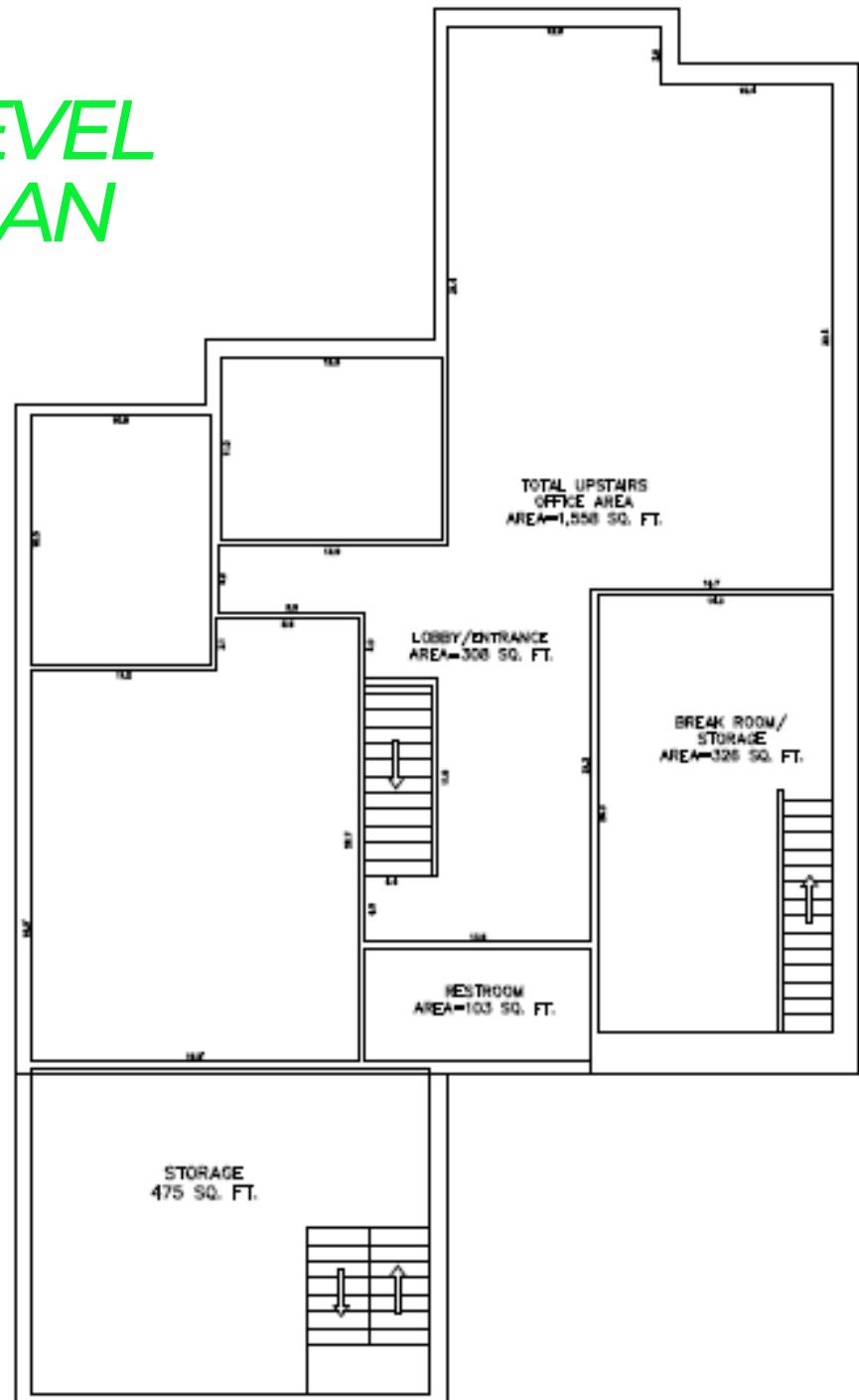
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ALLEY

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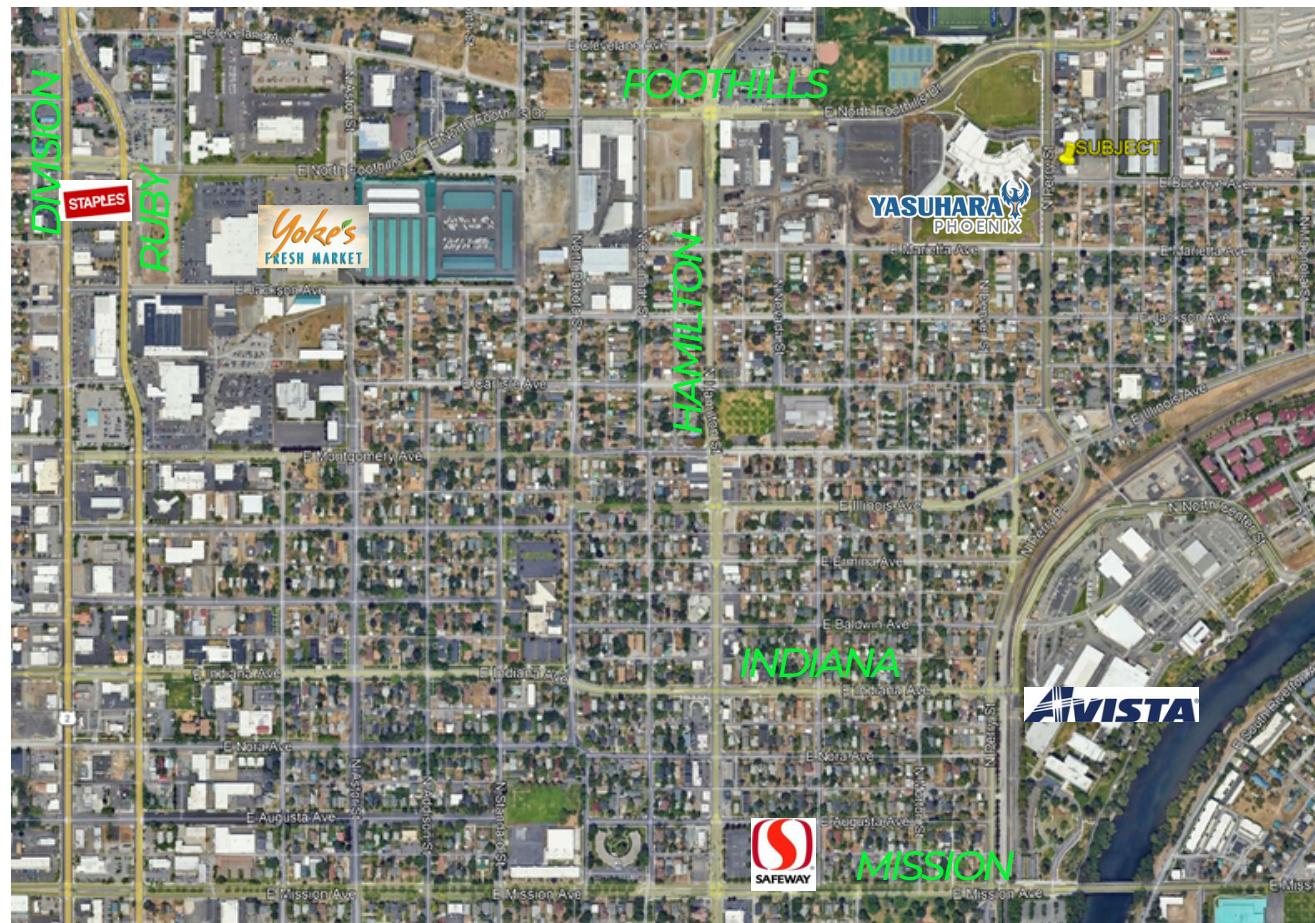
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