

FOR SALE



FLEXIBLE OFFICE & WAREHOUSE

106 N HUTCHINSON RD | SPOKANE VALLEY, WA 99212



PRESENTED BY:

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BERKSHIRE HATHAWAY | JACKLIN
REAL ESTATE

 **COMMERCIAL DIVISION™**



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PROPERTY DETAILS

LIST PRICE:	\$875,000
BUILDING SIZE:	10,702 SF±
LOT SIZE:	.44 ACRES
PARCEL #:	45184.2045, 45814.9146, 45814.1947
ZONING:	CMU - SPOKANE VALLEY
YEAR BUILT:	OFFICE - 1920; WAREHOUSE - 1947
TAXES (2025):	\$6,700 (THREE PARCELS)



PROPERTY OVERVIEW

106 N Hutchinson Rd is a unique offering in Spokane Valley in the current market. This property includes three-phase power and solar panels that provide direct input into Avista, reducing electric charges substantially. Utilities are on a single meter—except for separate gas service to the front warehouse. The layout emphasizes functional warehousing and office possibilities.

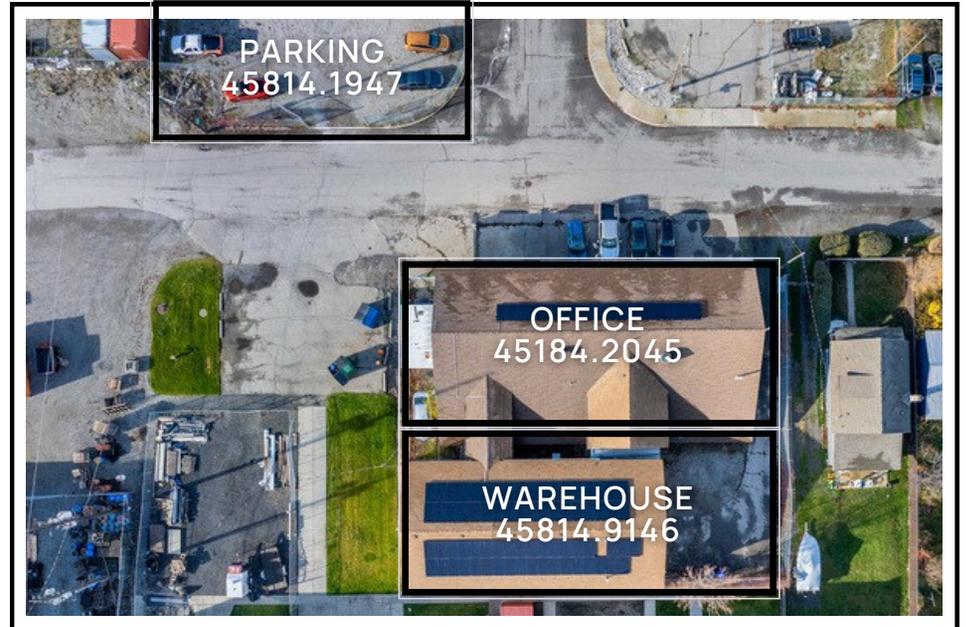


PROPERTY HIGHLIGHTS

- 4,200 SF± OFFICESPACE
- 6,502 SF± WAREHOUSE SPACE
- SOLAR PANEL SYSTEM

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)



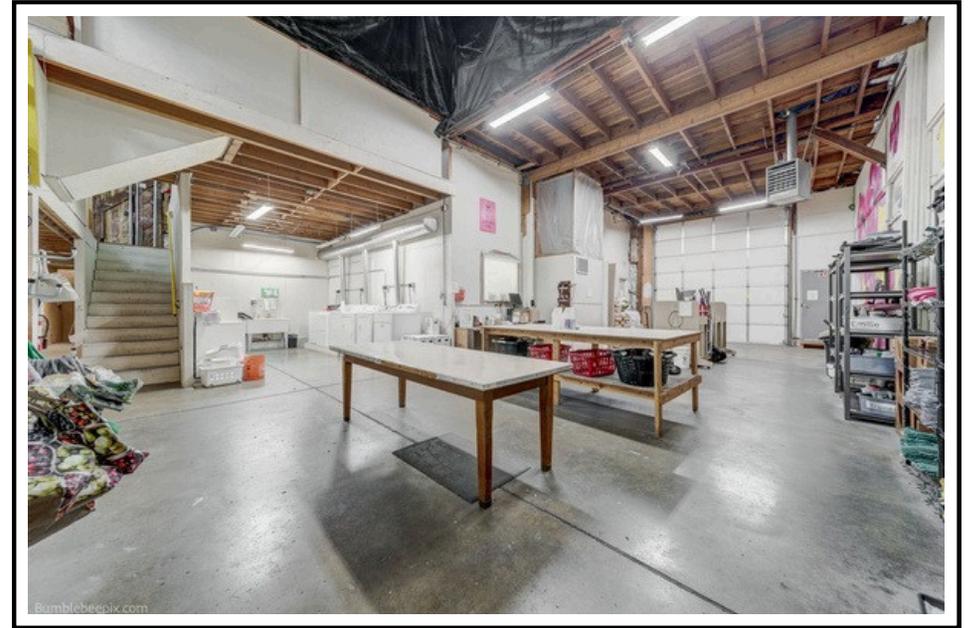


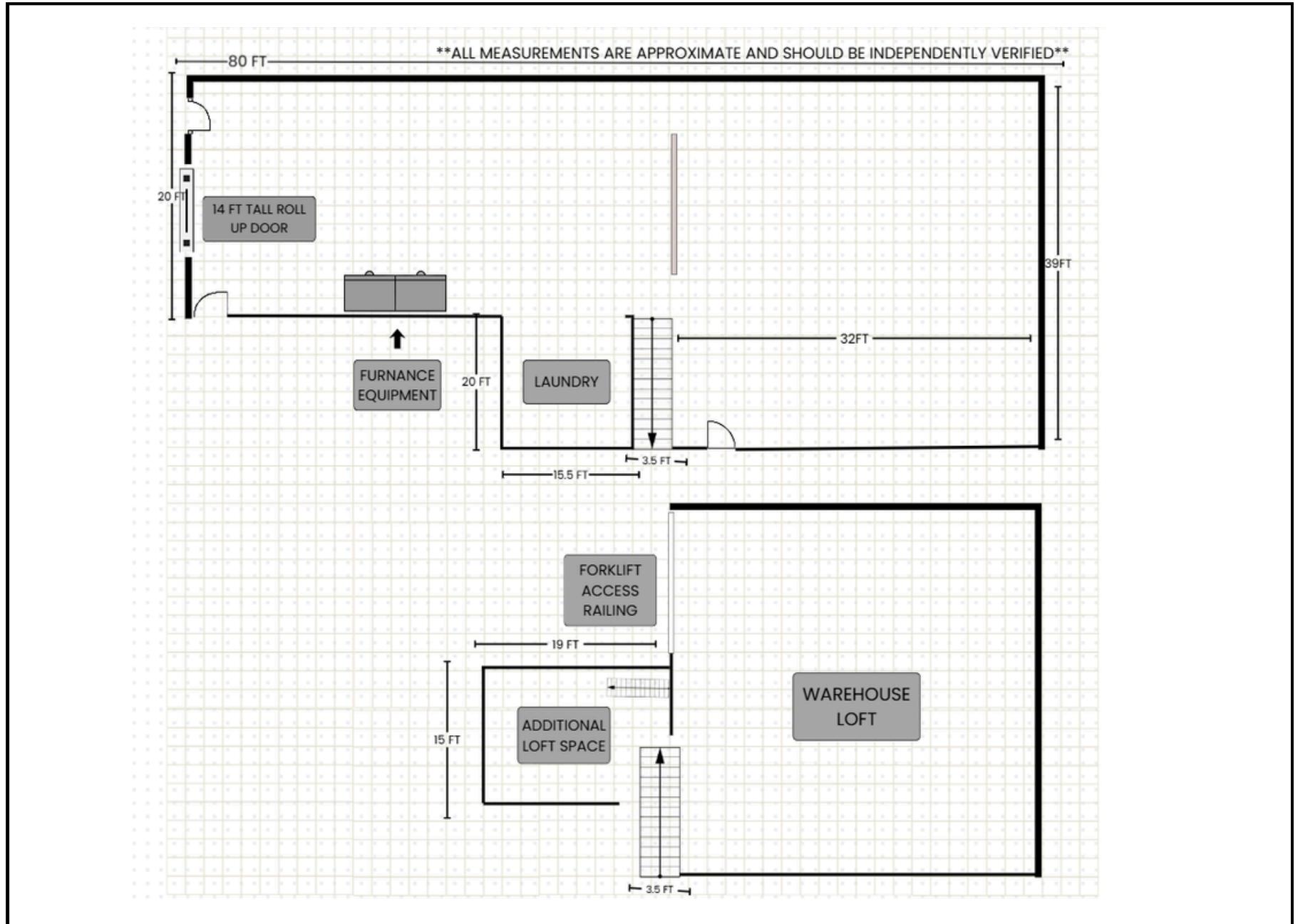
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1 MILE RADIUS			3 MILE RADIUS			5 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.
9,454	\$59.5M	\$58,468	70,266	\$449.7M	\$60,039	164,504	\$1.01B	\$65,318

