



Family Foot Center | For Sale



526 North Mullan Road

SPOKANE VALLEY, WA 99206

PRESENTED BY:

MATTHEW BYRD

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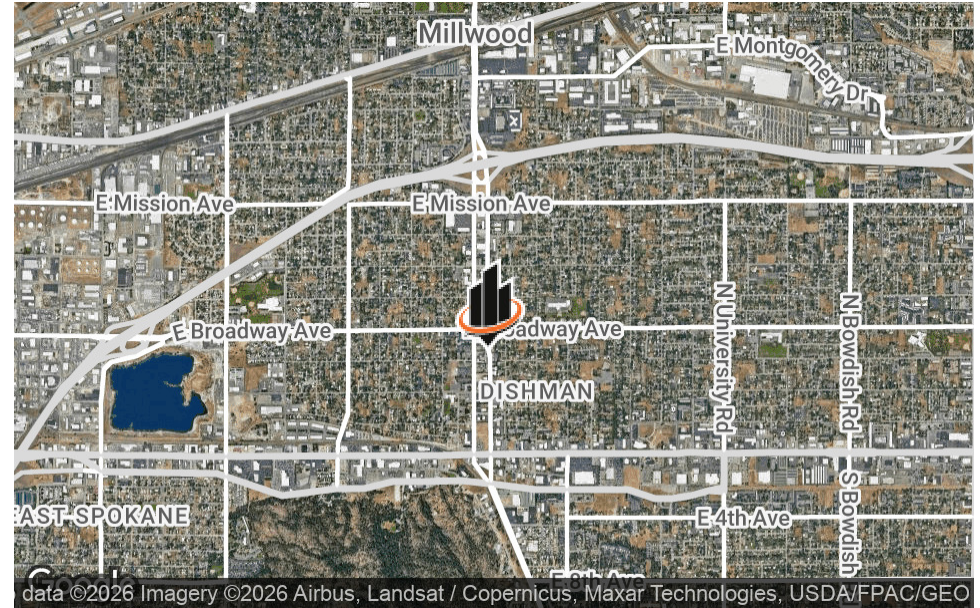
WA #44400

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
PRICE PER SQUARE FOOT:	\$315.59
LOT SIZE:	14,481 SF
YEAR BUILT:	1996
CAR PARKS	18
ZONING:	Office Retail
BUILDING SIZE:	3,644 SF



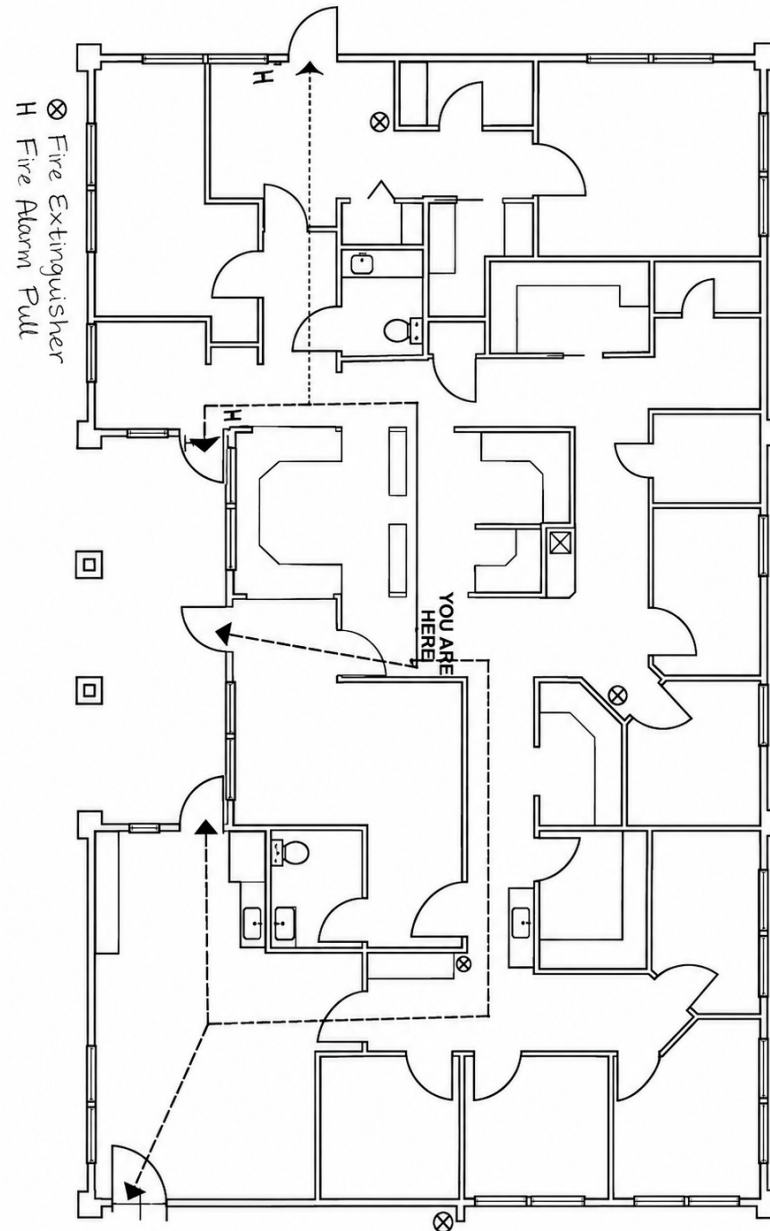
PROPERTY DESCRIPTION

Office Medical Building for sale along the Argonne Mullan Corridor in Spokane Valley. ASC Medicare Certified facility with visibility, good parking and professional finishes for a turn-key medical related use.

PROPERTY HIGHLIGHTS

- Building contains 3,644 square feet with three separate entrances to accommodate multiple use scenarios.
- Space includes reception area serving all the building or a portion of, 6 exam rooms, break room, Ambulatory Surgery Center (ASC) Suite, two restrooms
- Exam Rooms can accommodate medical, dental and other medical uses.
- The building contains a full 481 square foot Medicare Certified Ambulatory Surgery Center (ASC) with a separate exit and entrance.
- Signage on Mullan Road and 18 Car Parks on site.
- Tile roof for low maintenance and longevity.
- Basement area of approximately 1,100 SF for record storage and HVAC Mechanical.

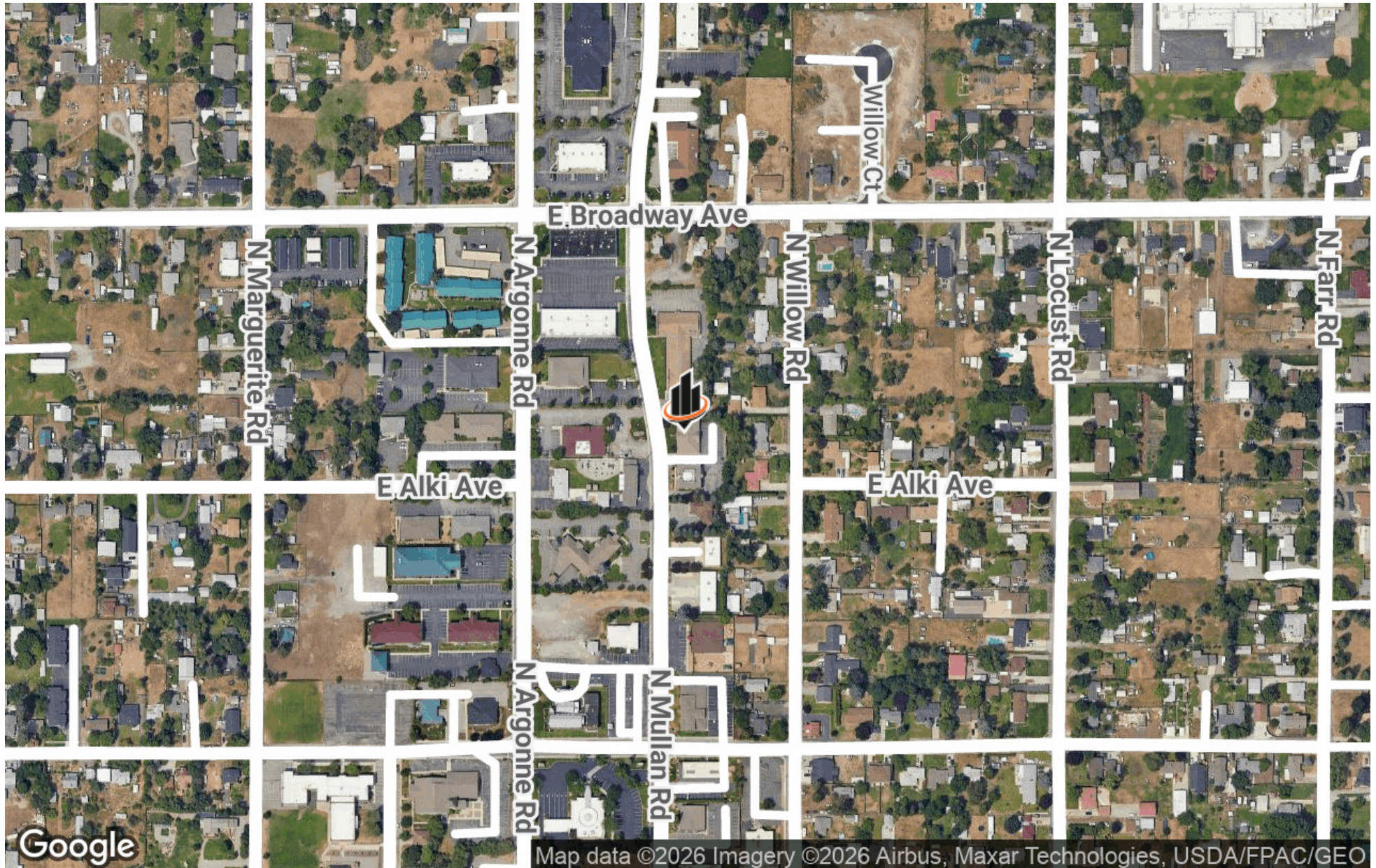
FLOOR PLAN



ADDITIONAL PHOTOS



AERIAL MAP



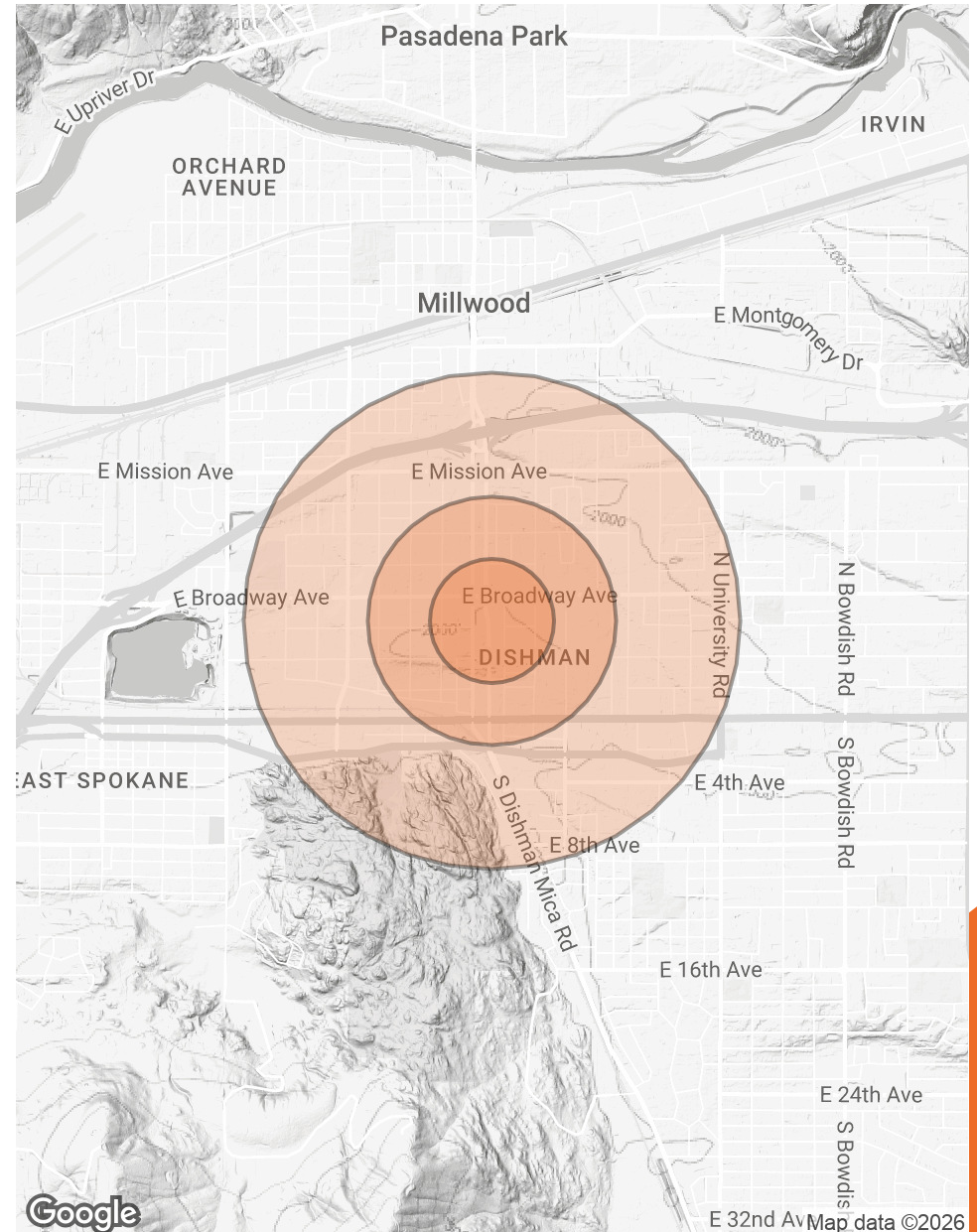


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	563	2,282	8,848
AVERAGE AGE	44	42.2	39.1
AVERAGE AGE (MALE)	37.2	36.6	35.1
AVERAGE AGE (FEMALE)	54	51.1	43.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	237	965	3,839
# OF PERSONS PER HH	2.4	2.4	2.3
AVERAGE HH INCOME	\$78,070	\$75,783	\$71,959
AVERAGE HOUSE VALUE	\$287,240	\$286,098	\$286,835

2023 American Community Survey (ACS)



ADVISOR BIO



MATTHEW BYRD

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader's Club
Spokane Association of Realtors
CCIM Candidate

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