

OFFICE, WAREHOUSE, & YARD FOR SALE

VALUE ADD FENCED YARD

9629 N. COLFAX RD.
SPOKANE, WA 99218



OFFERING SUMMARY

Price	\$895,000
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Office SFT	1,982 SFT
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Warehouse SFT	966 SFT
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Total SFT	2,948 SFT
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Yard Size	0.45 AC
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Property Size	0.84 AC
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PROPERTY VIDEO - CLICK HERE

WALKTHROUGH TOUR - CLICK HERE

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS

OFFICE SFT	1,982 SFT	WAREHOUSE SFT	966 SFT	CONSTRUCTION	WOOD FRAME
APN	36173.1405	OFFICES	5	WH OH DOORS	10' W X 12' H
PARKING	20 STALLS	BATHROOMS	2	WH CLEAR HEIGHT	13'9"
POWER	200 AMPS	YEAR BUILT	1997	ZONING	GC

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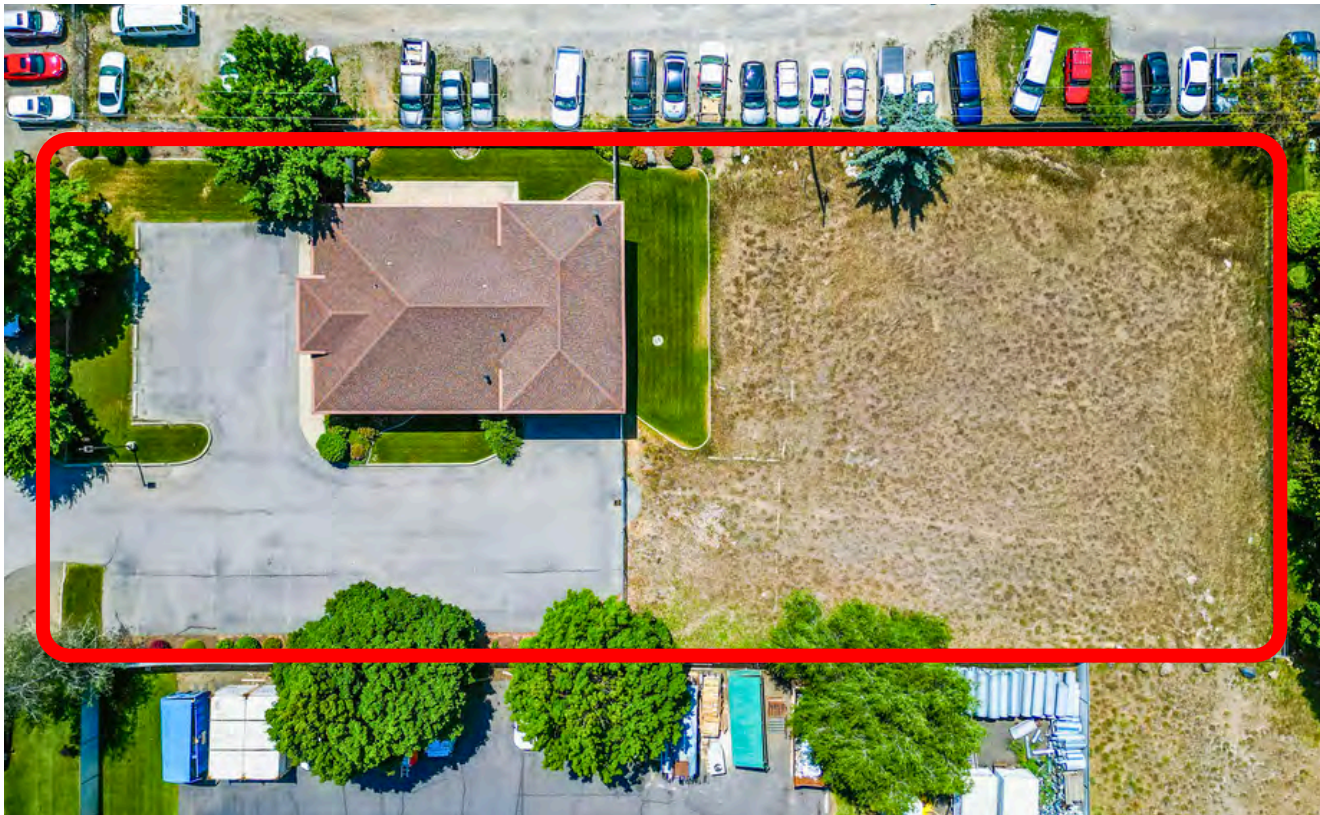
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PROPERTY DETAILS



*Current Tenant is on a month to month lease

- Recent Renovations
 - New Carpet
 - New Lighting
 - New Office Addition
- 5 Private Offices
- Utility Closet
- Conference Room with bathroom
- Shared Bathroom
- Staff Room/Kitchen
- Attached Warehouse
- Fully Fenced Yard Space
 - Value Add Opportunity

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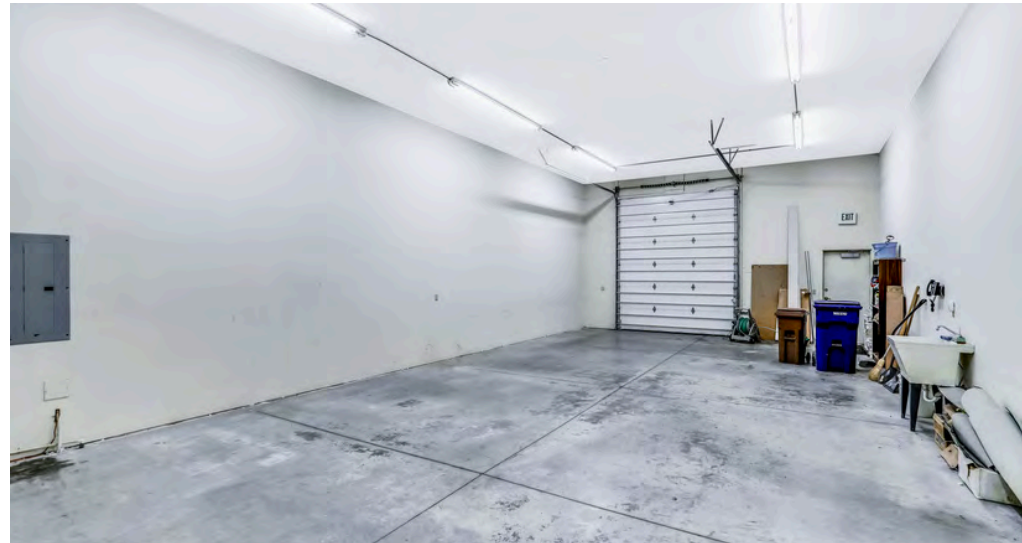
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DEMOGRAPHICS

1 MILE

3 MILE

Population	11,308	73,387
Households	4,226	28,874
Median Age	32	38
Median HH Income	\$71,605	\$71,698
Daytime Employees	12,041	29,683
Population Growth '25 - '30	2.71%	1.81%
Household Growth '25 - '30	3.29%	1.78%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Division St.	E. Holland Ave. S	27,583
N. Newport Hwy.	N. Country Homes Blvd. SW	26,553
N. Newport Hwy.	E. Holland Ave. SW	22,976

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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