



VALLEY CORNER FOR SALE



Hege Building

12308 E Broadway Ave
Spokane Valley, WA 99216

OFFERING PRICE ~~\$1,100,000~~ \$925,000

BUILDING SIZE ±6,624 SF

LOT SIZE ±0.54 AC
±23,374 SF

PARCEL NO 45153.0413

ZONING CMU-Corridor Mixed Use

TIM KESTELL

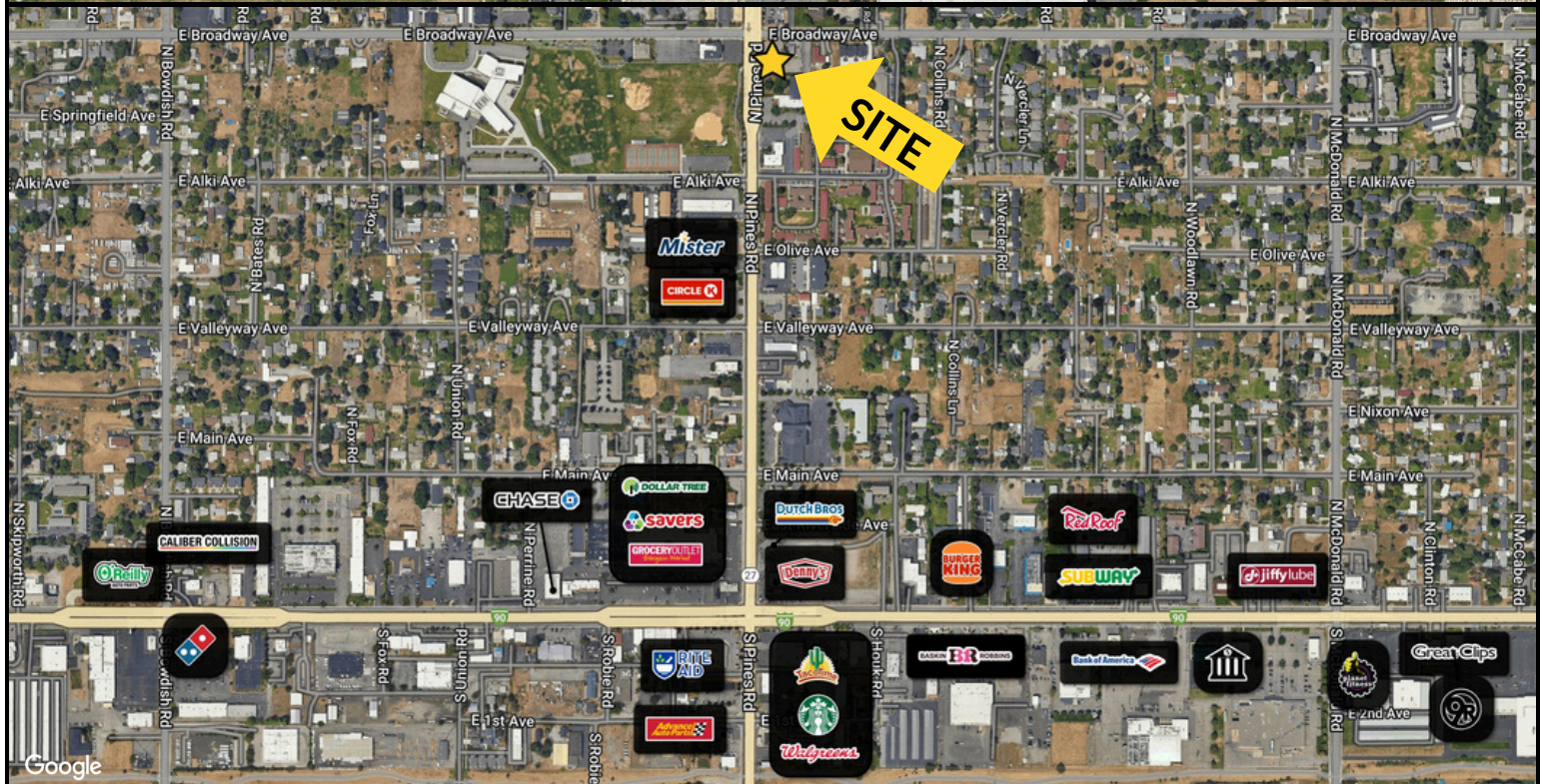
509.755.7542

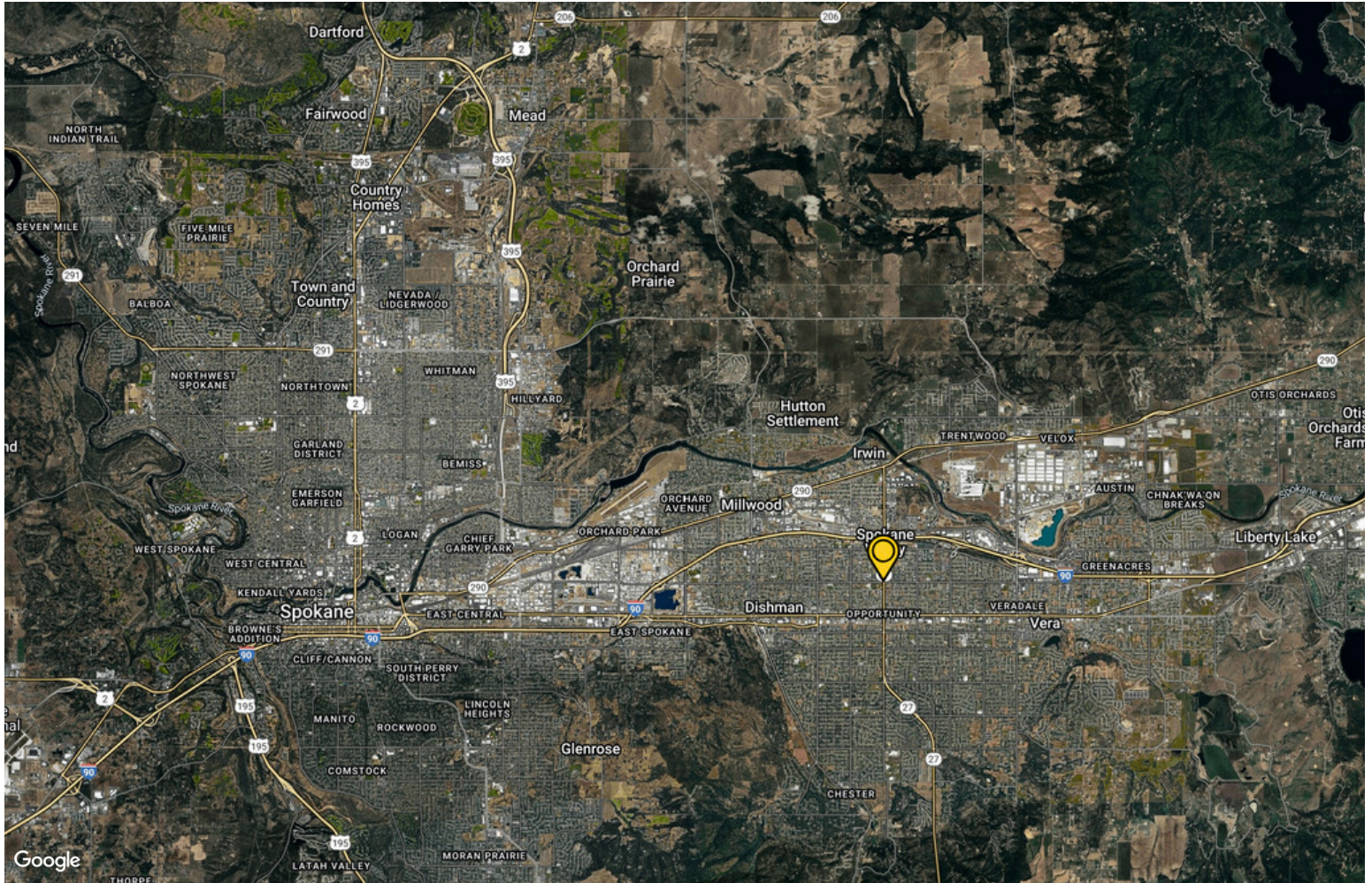
tim.kestell@kiemlehagood.com

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PARCEL HIGHLIGHTS

This property offers a prime redevelopment or owner-user opportunity with a spacious ±23,374 square foot lot (.54 acres) in a highly sought-after Corridor Mixed Use (CMU) zone. The building itself is ±6,624 square feet and is situated at a highly visible corner location on Pines Road and Broadway Avenue, providing excellent access from both streets. Built in 1976, this property offers tremendous potential for future development or immediate use.





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

601 W Main Ave, Suite 400
Spokane WA 99201