

FOR LEASE

**\$6,400/mo NNN**



**230 W BOONE AVE**

Spokane, WA 99201

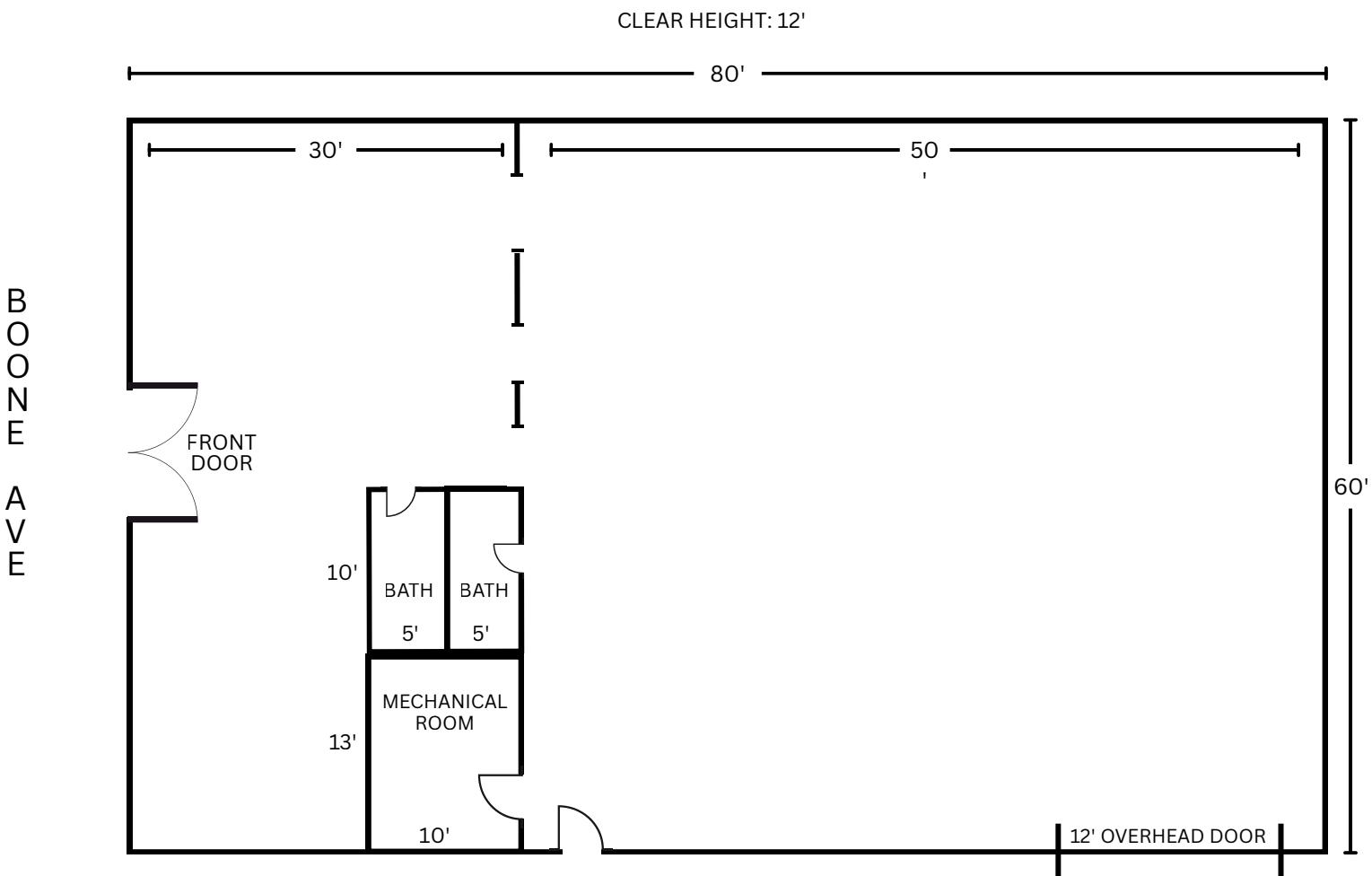
**Exclusively listed by:**

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# Property Description

This newly updated property is a single-story, 4,800-square-foot commercial building with a wide range of possible uses. It is located on Spokane's vibrant North Bank and features a 3,000 SF open space with high ceilings and a new 12' overhead door, along with an expansive storefront room. The property is privately fenced with a spacious parking lot and new landscaping. Featuring brand new windows, doors, HVAC and electrical, this building has also been freshly painted on both the interior and exterior. This prime location is just one block from the new ONE Spokane Stadium, close to Gonzaga University and has easy access to I-90.

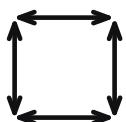


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## Features



Sits on a 0.38  
Acre Lot



18 Parking  
Spaces



Building and  
Pylon Signage



Prime  
Location



CB-150  
Zoning



1 Drive-In  
Bay

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# LOCATION OVERVIEW

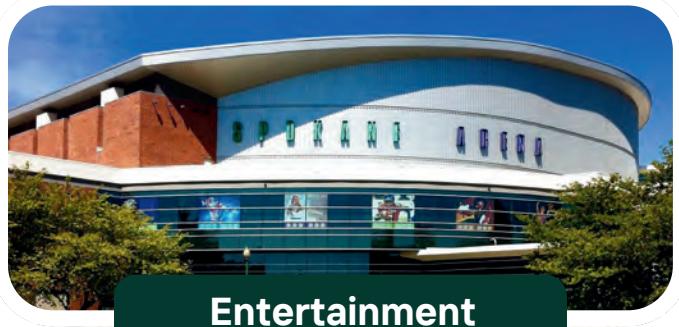
Spokane, Washington



International Events



Outdoor Activities



Entertainment

**Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.**

✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.

✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.

✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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## AERIAL MAP

*General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.*

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