



# FOR SALE

## COMMERCIAL / RETAIL / SHOWROOM / INVESTMENT

4630 E. Sprague Ave., Spokane, WA 99212

<b>LOCATION:</b>	Situated at the south west corner of Sprague Avenue and Custer Road between Havana and Fancher, minutes to I-90. Near major retailers such as Walmart Supercenter, Costco, Lowes and Home Depot.	
<b>SITE:</b>	±79,200 SF (1.82 acres); parcel #35232.0501 & 35232.0504	
<b>ZONING:</b>	City of Spokane, CMU, Corridor Mixed Use, allows for light manufacturing, assembly, retail, wholesale, warehousing, sales and service	
<b>IMPROVEMENTS:</b>	Building Footprint:	±35,640 SF per county records
	Heat/Cooling:	HVAC, separately metered suites
	Loading:	Dock and grade loading
	Power:	3 phase, power to the building serviced by Avista Utilities
	Sprinklered:	Yes
	Sewer:	Spokane County, connection record 2006
	Water:	Carnhope Irrigation District #7
	Construction Type:	Concrete Tilt
	Age:	1991, remodeled in 2006
	Ceiling Height:	18'11" to 19'4"
	Parking:	Parking in common between all tenants

**LEASE INFO:** \$15,000/Month/NNN asking rent ~ VACANT 15,000 SF, former Advanced Auto Parts  
 \$3,300/Month/NNN ~ Cabinets Plus (5,688 SF); lease expires 5/31/27, no options  
 \$8,374/Month/NNN ~ Emser Tile (14,719 SF); lease expires 1/15/29, three, 3-yr options w/10% annual increases each 3 years.

**SALE PRICE:** \$5,200,000.00

Seller financing may be available to qualified buyer

**View  
Location**



**MARK LUCAS, SIOR**

509.755.7524

mlucas@kiemlehagood.com

**TRACY LUCAS**

509.755.7558

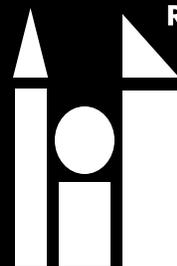
tracyl@kiemlehagood.com

**KIEMLE  
HAGOOD**

**JIM BONUCCELLI**

**ROB AMSDEN**

509.924.9730



**VILLAGE  
SQUARE**

REALTY, INC.

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 11/14/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sprague E 4630 Sale.PUB

# 4630 E. Sprague Avenue, Spokane, WA 99212



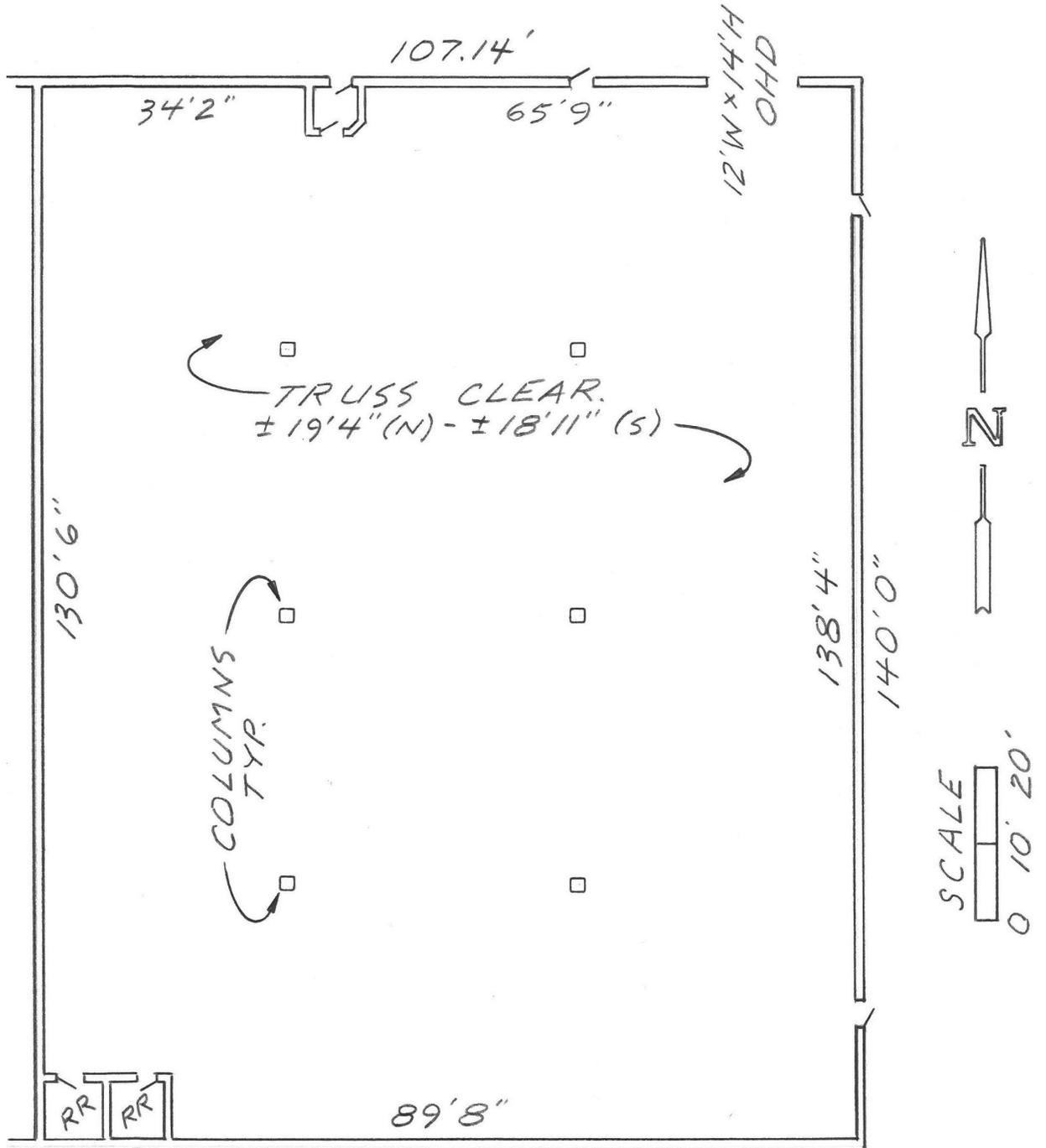
Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

# FLOOR PLAN

4630 E. Sprague Ave.,  
Spokane, WA 99212

**15,000 SF AVAILABLE  
FOR OWNER/USER OR TENANT**

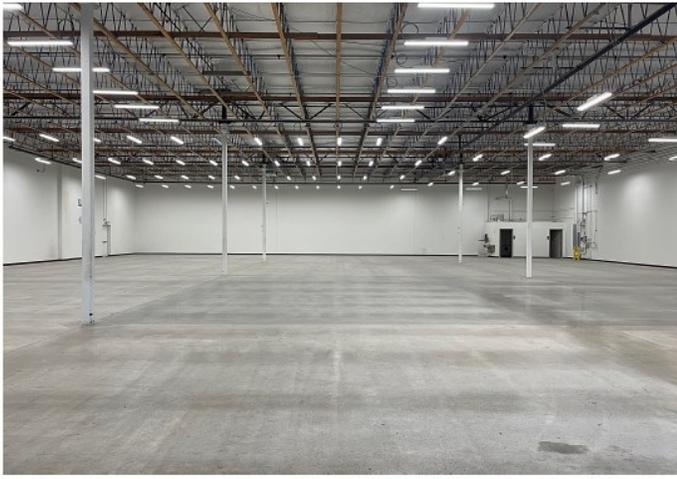
THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.  
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



**Mark Lucas, SIOR** | 509.755.7524 or [mlucas@kiemlehagood.com](mailto:mlucas@kiemlehagood.com)

**Tracy Lucas** | 509.755.7558 or [tracyl@kiemlehagood.com](mailto:tracyl@kiemlehagood.com)

**KIEMLEHAGOOD.COM**



# FOR SALE

4630 E. Sprague Ave.  
Spokane, WA 99212

509.838.6541  
601 W. Main Avenue, Suite 400  
Spokane, WA 99201

### OFFICE LOCATIONS

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

**MARK LUCAS**  
509.755.7524  
mlucas@kiemlehagood.com

**TRACY LUCAS**  
509.755.7558  
tracyl@kiemlehagood.com

