



**FOR SALE**

# 514 W 1<sup>ST</sup> AVENUE UNIT 1 AND 2

Spokane, WA 99201

## Property Key Facts

**Sale Price:** \$499,000

**Spaces included:**

- Unit 1: 2,300 SF
- Unit 2: 2,038 SF

**Year Built:** 1905

**Zoning:** Downtown General (DTG)

**Exclusively listed by:**

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## Property Description

Located at 515 W. 1st Ave, the historic Ridpath is a premier mixed-use investment in the heart of Spokane. Its Downtown General (DTG) zoning offers maximum flexibility, actively encouraging a blend of residential, office, and high-traffic retail. This offering includes Unit 1 (2,300 SF) and Unit 2 (2,038 SF). The units are currently vacant and are not built out leaving a buyer a blank canvas to create a residential, retail, or office space.

## Demographics

POPULATION	1 MILE	3 MILES	5 MILES
	14,980	109,168	224,638
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	7,777	47,639	94,786
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$60,615	\$83,095	\$87,619

## Features



Various Property  
Use Options



Parking Garage  
available for addtl fee



Close Proximity to  
Interstate-90



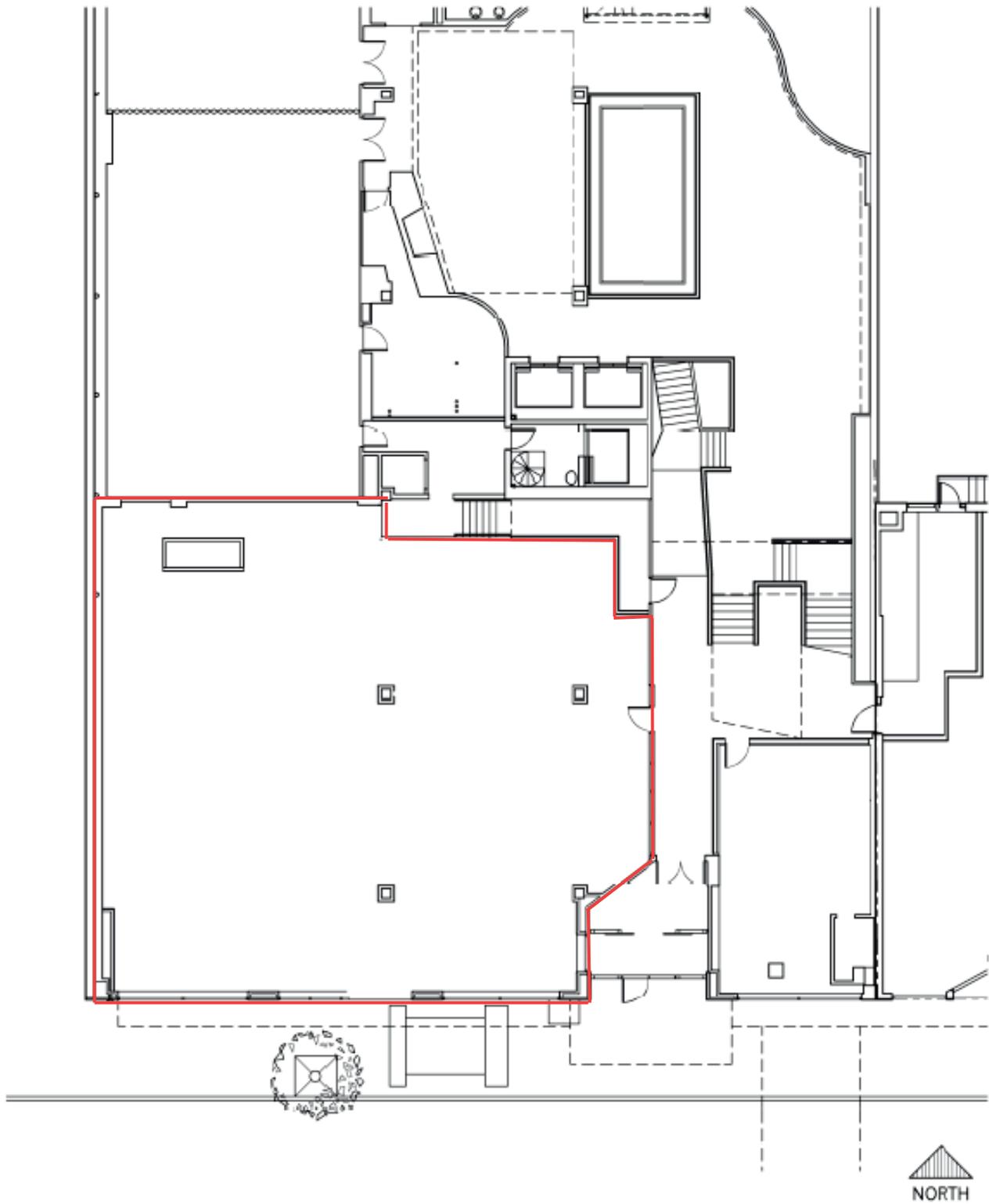
High Traffic  
and Visibility



Zoning:  
DTG

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GOODALE  
& BARBIERI



# AERIAL MAP

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