

**FOR SALE
FLEX**

**106 N HUTCHINSON RD
SPOKANE VALLEY, WA 99212**



PROPERTY HIGHLIGHTS

- Total Building Size: $\pm$ 9,812 SF (per Assessor)
 - Office SF: $\pm$ 5,412 SF
 - Warehouse SF: $\pm$ 3,200 SF
 - Mezzanine SF (warehouse): $\pm$ 1,200 SF
- Zoning: CMU (Spokane Valley)
- Multiple Drive-in Overhead Doors
- New Siding and Exterior Paint
- Solar Panels - Save on Avista
- Income Producing



Sale Price \$959,000

DARREN SLACKMAN, SIOR

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Functional flex building ideally located near the Argonne/Mullan corridor. Recent rooftop solar panel installations keep electrical costs exceptionally low. The property currently hosts two short-term tenants, providing immediate income to offset ownership costs, while leaving over 7,494 SF available for an owner-user.

SPACE BREAKDOWN

- Total Available: ± 7,494 SF
- Office SF: ± 3,916 SF (Includes reception, 3 private offices, breakroom, large conference room, and open bullpen/cube space)
- Warehouse SF: ± 2,378 SF
- Mezzanine Storage SF: ± 1,200 SF

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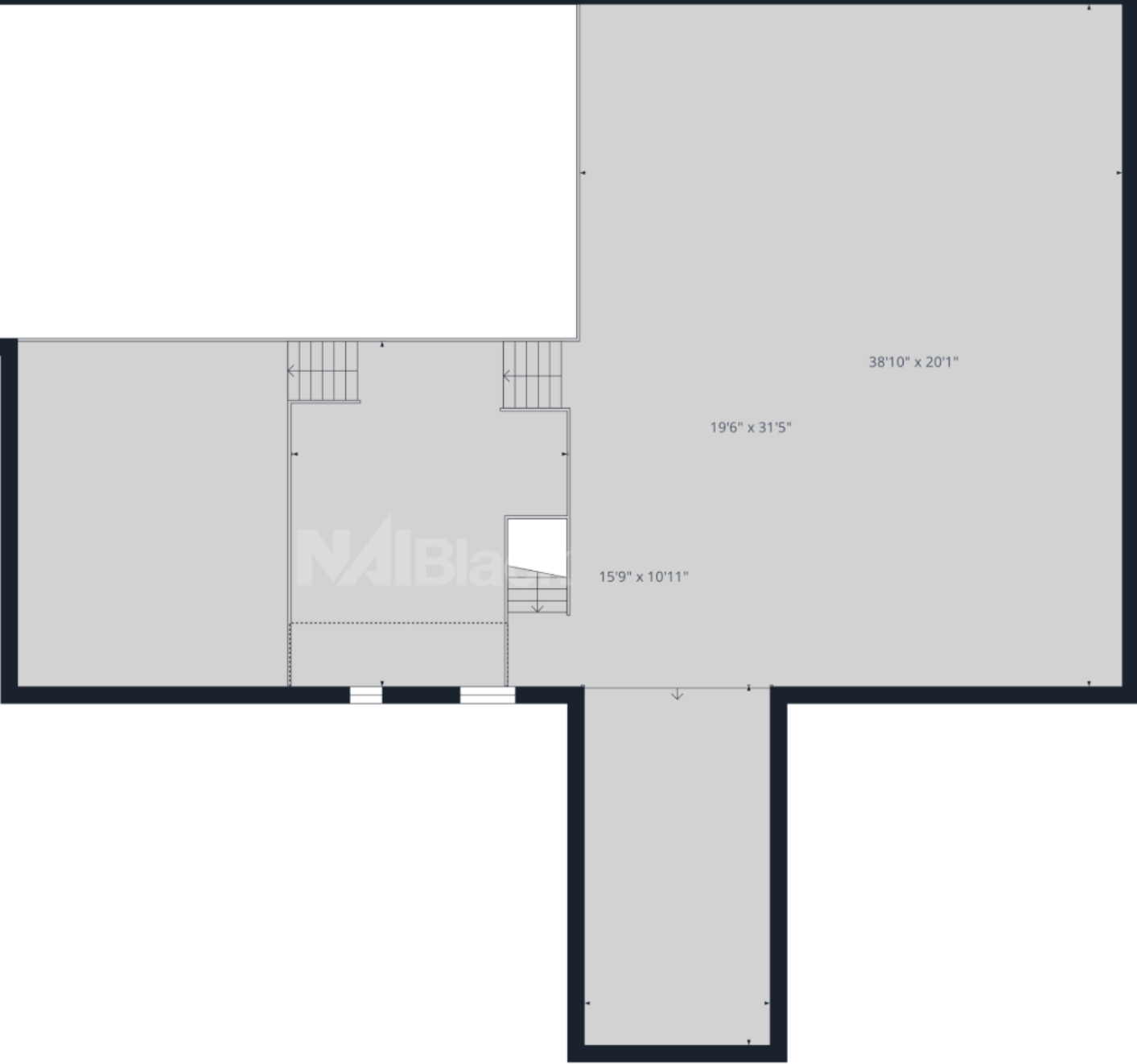
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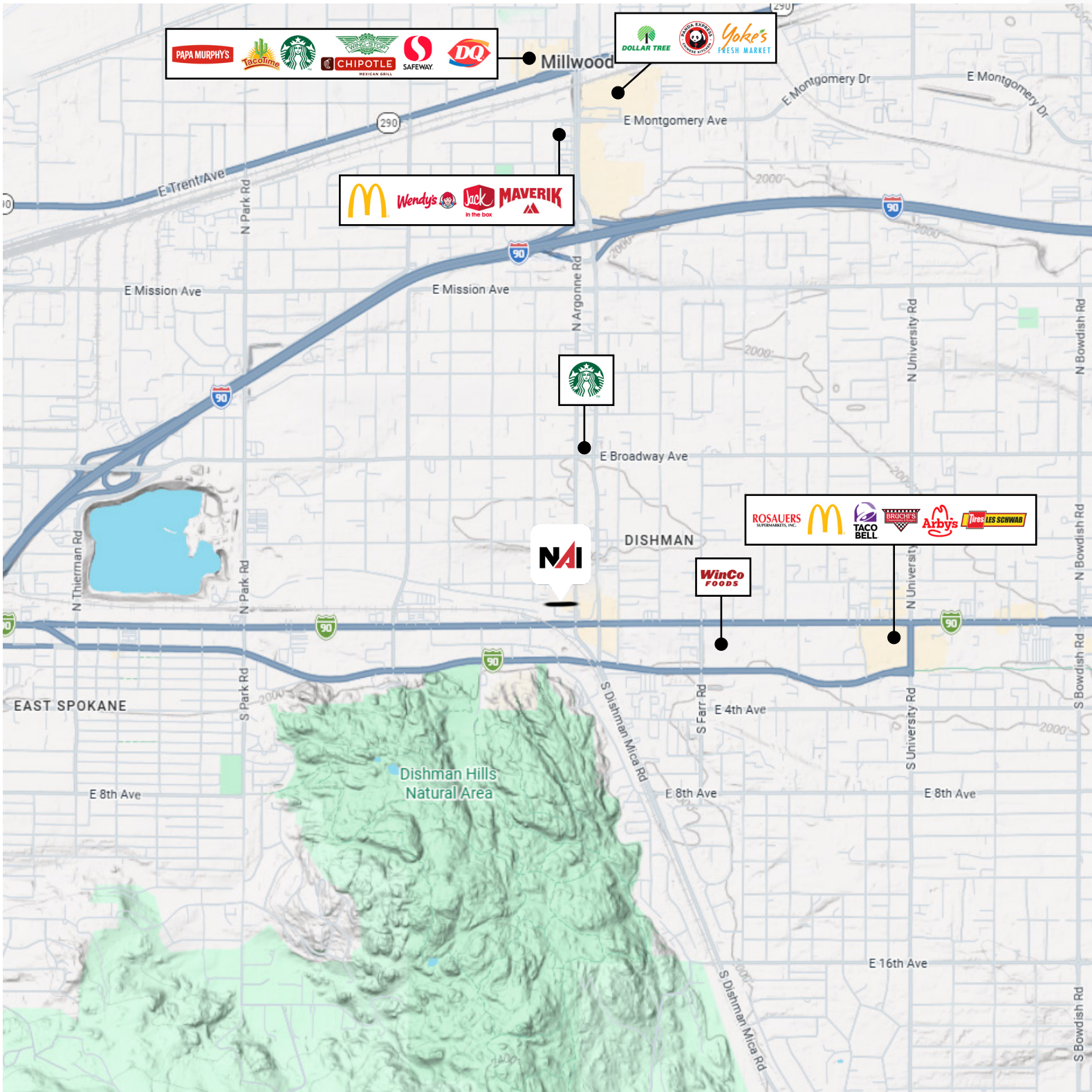
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