

# FOR SALE



## DOWNTOWN STOREFRONT

<b>OFFERING PRICE</b>	\$900,000
<b>LEASE RATE</b>	\$13.00 PSF /YR, NNN
<b>EST. NNN</b>	±\$3.00 PSF
<b>BUILDING SIZE</b>	±10,450 SF (includes Mezzanine)
<b>WAREHOUSE AREA</b>	±4,900 SF w/ up to ±15' Clearance w/ full HVAC
<b>LOT SIZE</b>	±14,200 SF (±0.33 AC)
<b>ZONING</b>	Downtown General (DTG)
<b>PARCEL NO.</b>	35192.1711
<b>PARKING</b>	10 Spaces

## OFFICE/RETAIL & WAREHOUSE BUILDING

1108-1110 2<sup>nd</sup> Avenue  
Spokane, WA 99201

**KIEMLE**  
HAGOOD

**TIM KESTELL**

208.755.7542

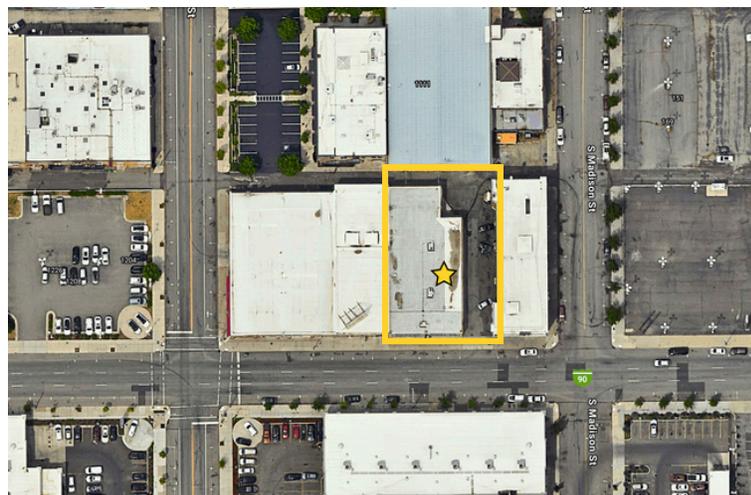
tim.kestell@kiemlehagood.com

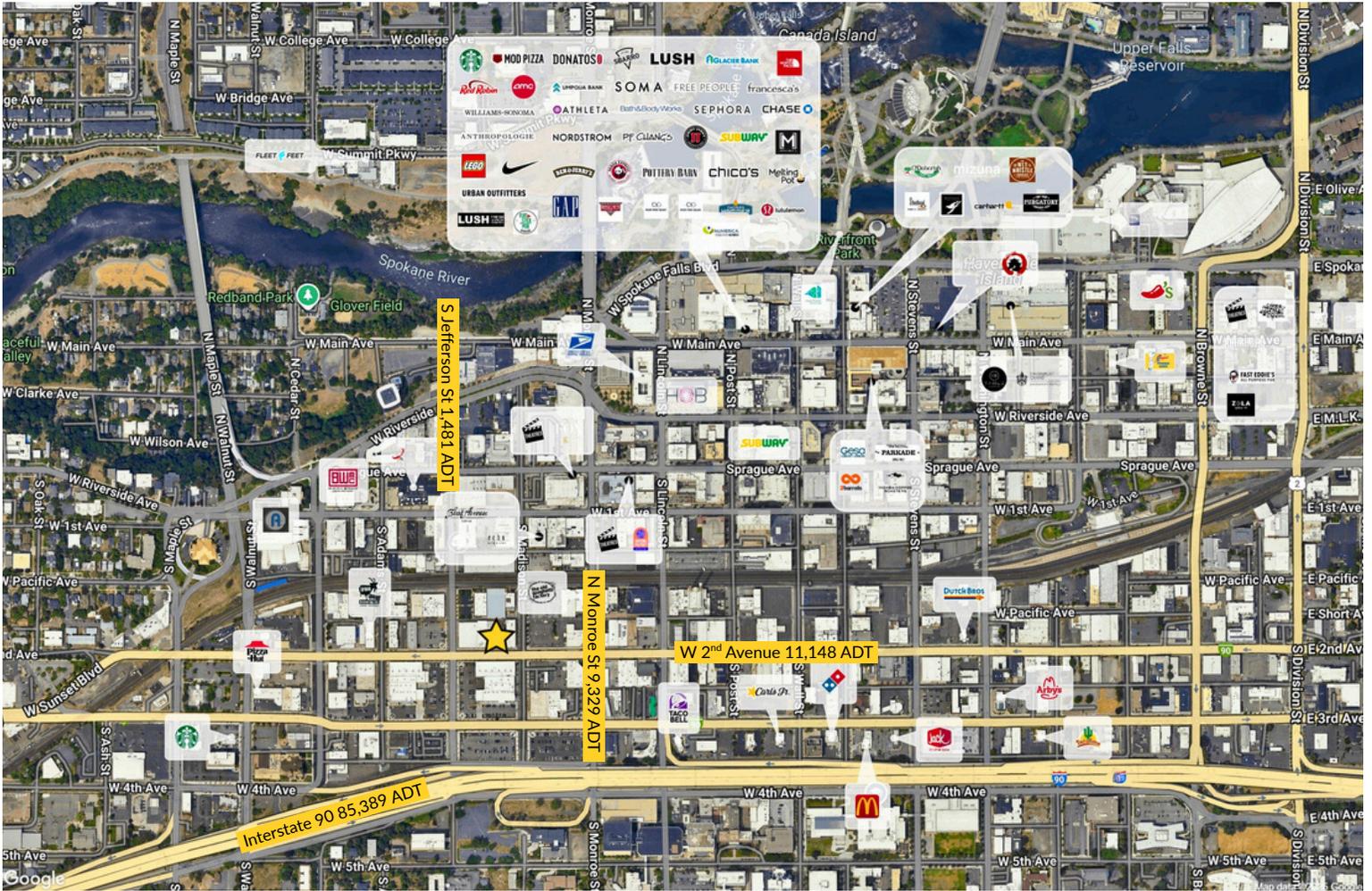
## PARCEL HIGHLIGHTS

Discover a versatile office, retail, and warehouse opportunity located on the periphery of downtown Spokane. This  $\pm 10,450$  SF building (including mezzanine) offers a flexible layout suited for a wide range of uses under its Downtown General zoning. The property features approximately  $\pm 4,900$  SF of warehouse space with up to 15' clearance, equipped with full HVAC. Situated on a  $\pm 14,200$  SF (0.33 acre) lot, the site provides 10 on-site parking spaces and convenient access from both the street and alley. Its prominent 2nd Avenue frontage offers excellent visibility and accessibility in a highly central location.

### Property Highlights:

- Loading dock with two overhead doors (1 – 10'H x 8'W and 1 – 10'H x 8'W)
- Partially sprinklered warehouse
- 3-phase power
- Multiple entrance points
- Street and alley access
- Excellent storefront visibility along 2nd Avenue
- Solid concrete block construction





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SPOKANE, WA 99201

## VIEW LOCATION



**TIM KESTELL**

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### OFFICE LOCATIONS

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

601 W Main Ave, Suite 400  
Spokane WA 99201