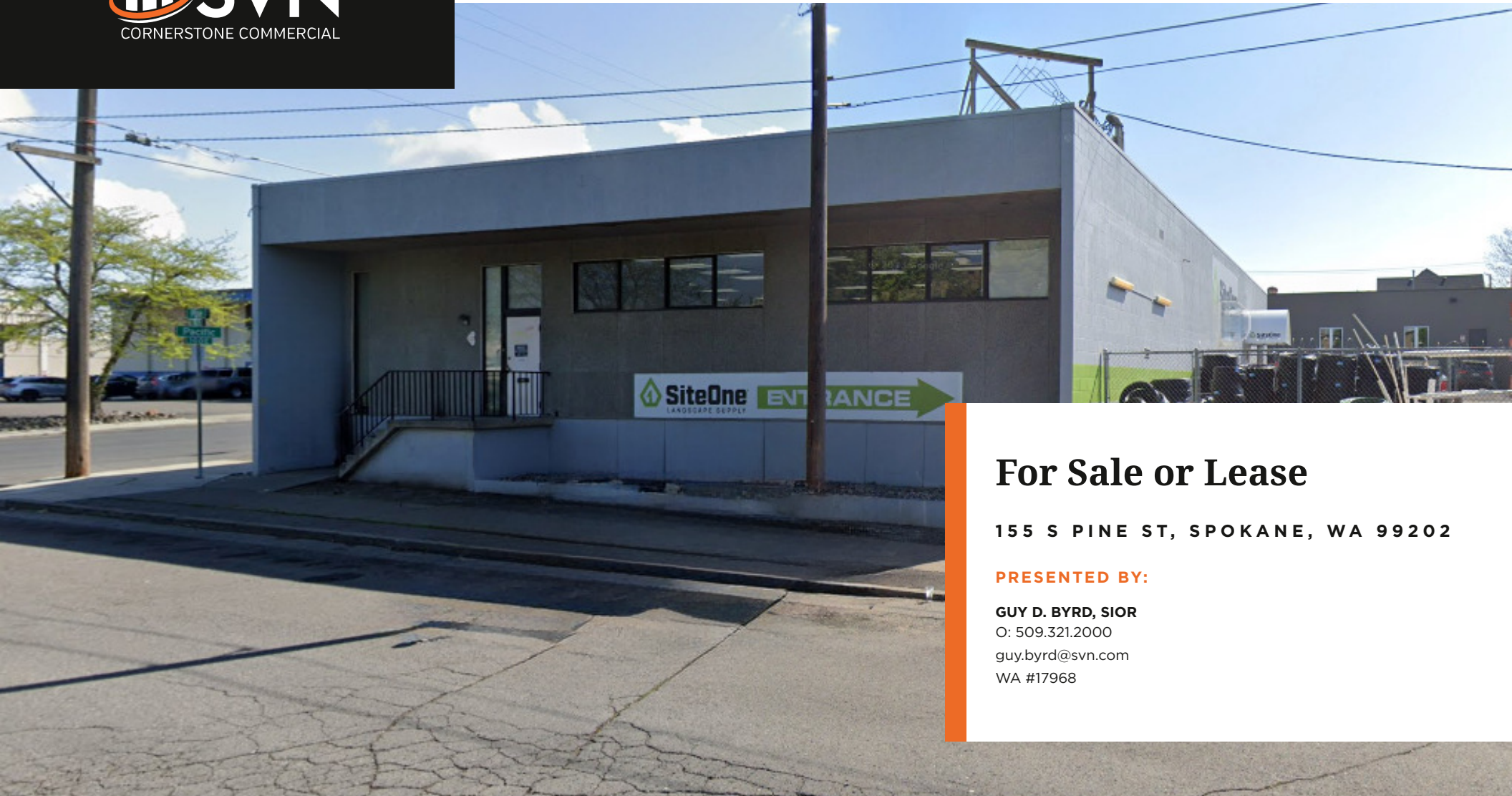




Offering Memorandum



For Sale or Lease

155 S PINE ST, SPOKANE, WA 99202

PRESENTED BY:

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PROPERTY SUMMARY

DOWNTOWN SPOKANE FLEX BUILDING

155 S PINE ST
SPOKANE, WA 99202

OFFERING SUMMARY

SALE PRICE:	\$990,000 (\$165/SF)
LEASE RATE:	\$6,000.00/MO (NNN)
BUILDING SIZE:	6,000 SF
LOT SIZE:	15,000 SF
CAP RATE:	7.90%
TAXES & INSURANCE	\$2.37/SF/YR (Est.)



PROPERTY SUMMARY

This Downtown Spokane property offers approximately 6,000 SF of adaptable warehouse and commercial space supported by 600 AMP power, providing substantial electrical capacity for fabrication, service, contractor, retail, community service, or light industrial users. The building features two 10' x 12' drive-thru grade-level doors for efficient vehicle access and workflow, along with on-site surface parking and a fenced yard area suitable for equipment and material storage. Zoned GC-150, the site supports a wide range of commercial and community-oriented uses and benefits from strong arterial connectivity within Spokane's urban core.

The property is currently leased through December 2027, providing in-place income for investors while maintaining potential flexibility for an owner-user, as the existing lease may allow for early termination subject to negotiated terms. For buyers or tenants seeking a centrally located, power-capable, and functionally configured facility within the city core, this property presents a compelling opportunity. Seller financing may be available for qualified buyers. Contact the listing agent for additional details regarding lease availability, potential early termination provisions, and seller financing options.



PROPERTY HIGHLIGHTS

- 600 AMP power providing substantial electrical capacity for industrial and equipment-intensive users
- ±6,000 SF warehouse space in Downtown Spokane
- Taxes & insurance estimated at \$2.37/SF per annum-tenant pays utilities directly
- Two 10' x 12' drive-thru grade-level doors
- Fenced yard area suitable for equipment or material storage
- On-site surface parking
- GC-150 zoning allowing broad commercial, retail, office, service, and community uses
- Currently leased through December 2027 with potential owner-user flexibility
- Seller financing may be available for qualified buyers



Central Location



Flexible Zoning



Seller Financing

PROPERTY PHOTOS



RETAILER MAP



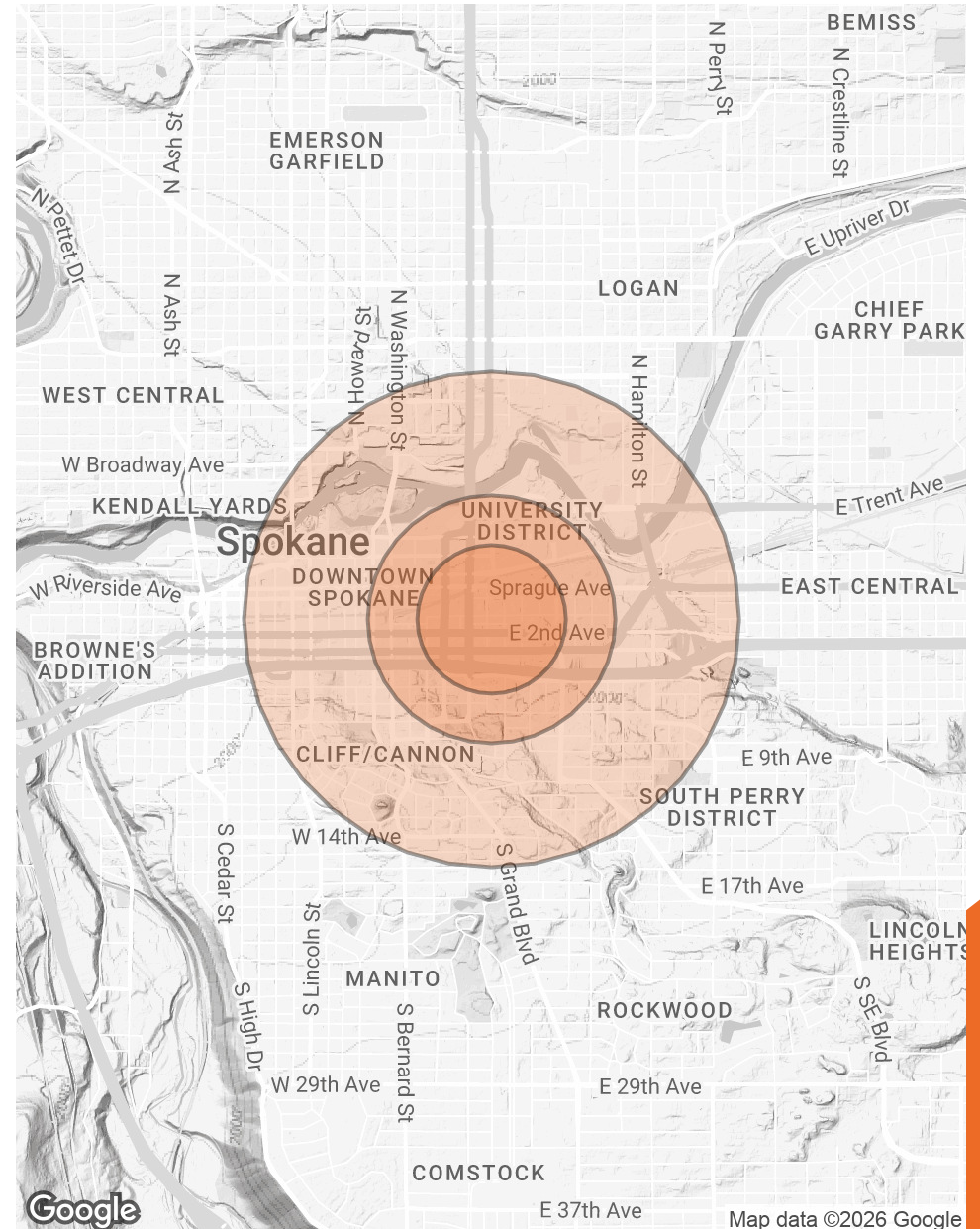
Google

Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,228	2,336	13,531
AVERAGE AGE	44	45	40
AVERAGE AGE (MALE)	44	45	40
AVERAGE AGE (FEMALE)	43	44	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	474	1,071	6,280
# OF PERSONS PER HH	2.6	2.2	2.2
AVERAGE HH INCOME	\$29,851	\$36,571	\$68,081
AVERAGE HOUSE VALUE	\$322,728	\$345,161	\$459,051

Demographics data derived from AlphaMap





DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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