



FOR SALE, LEASE OR BUILD TO SUIT

Includes 2 Lots

Land Size: ±0.28 Acres (±12,187 SF)
 Ground Lease Rate: \$4,000 / Mo, NNN
 Purchase Price: \$649,000
 Parcel Numbers: 35342.0301 | 35342.0302
 Zoning: Spokane CCS - Center & Corridor Type 2

Spokane CC2 - Center and Corridor Type 2 (CC2):

Pedestrian Enhanced/Auto Accommodating.

The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. Incentives allowing a higher floor area ratio in exchange for the provision of greater public amenities as land is developed and redeveloped are encouraged in these areas.



South Hill Vacant Land

3102 & 3108 E 29th Avenue
Spokane, WA 99223

**View
Location**



MARY KIENBAUM
208.770.2589

mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOON**

PROPOSED SITE PLAN

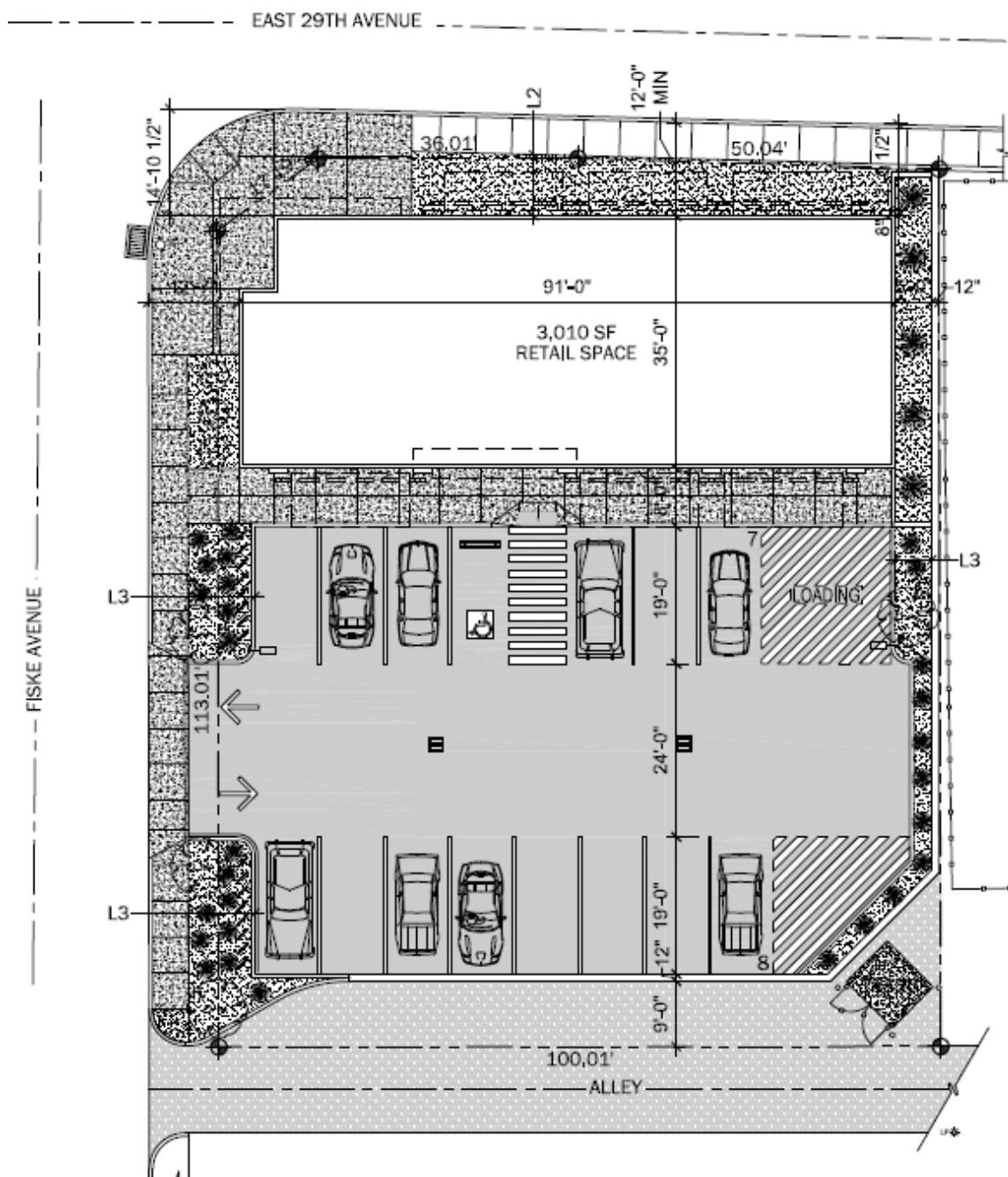
3102 & 3108 E 29th Ave | Spokane, WA

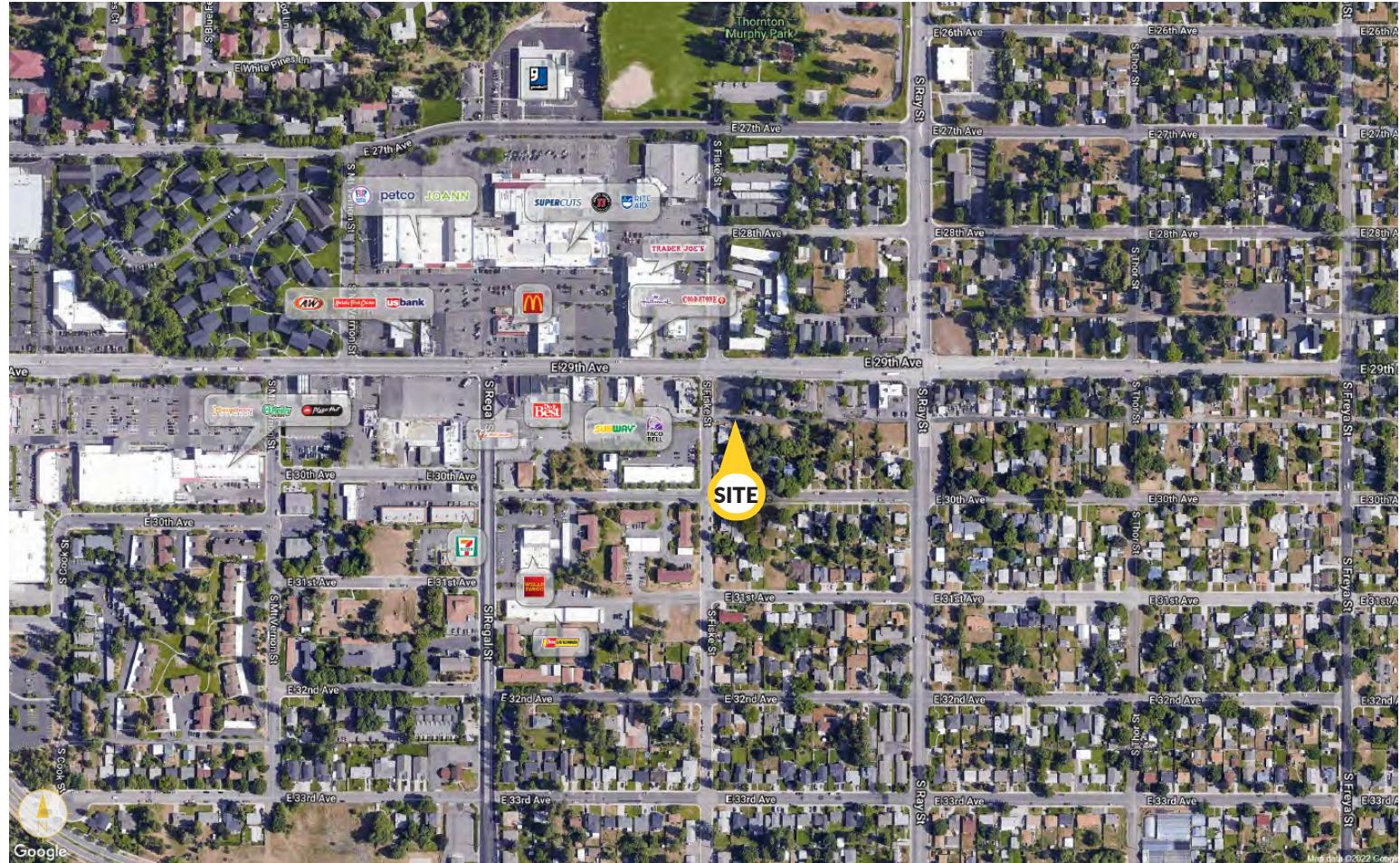
LOCATION HIGHLIGHTS

SEC 29th Ave and Fiske St
Located in Spokane's South Hill Neighborhood
Excellent visibility
Traffic counts:
29th Ave @ Fiske St - $\pm 16,979$ ADT

NEARBY BUSINESSES

Trader Joe's
Rite Aid
Petco
Joann Fabrics
US Bank
Tire Rama
Subway
Taco Bell
Coldstone Creamery





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1579 W. RIVERSTONE DR. SUITE 102
COEUR D'ALENE, ID 83814

**KIEMLE
HAGOOD**

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

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