



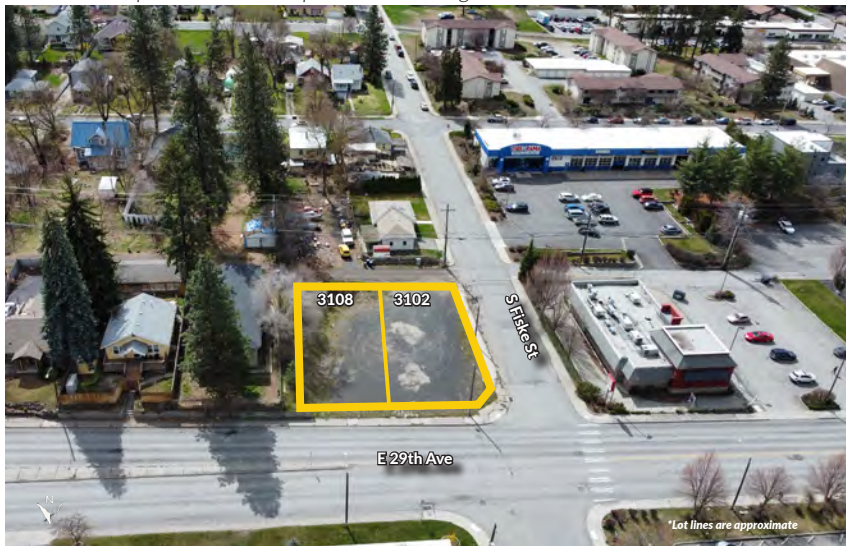
**FOR SALE, LEASE OR BUILD TO SUIT
Includes 2 Lots**

Land Size: ± 0.28 Acres ($\pm 12,187$ 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
HAGOOD**

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 - ±16,979 ADT

NEARBY BUSINESSES

Trader Joe's

Rite Aid

Petco

Joann Fabrics

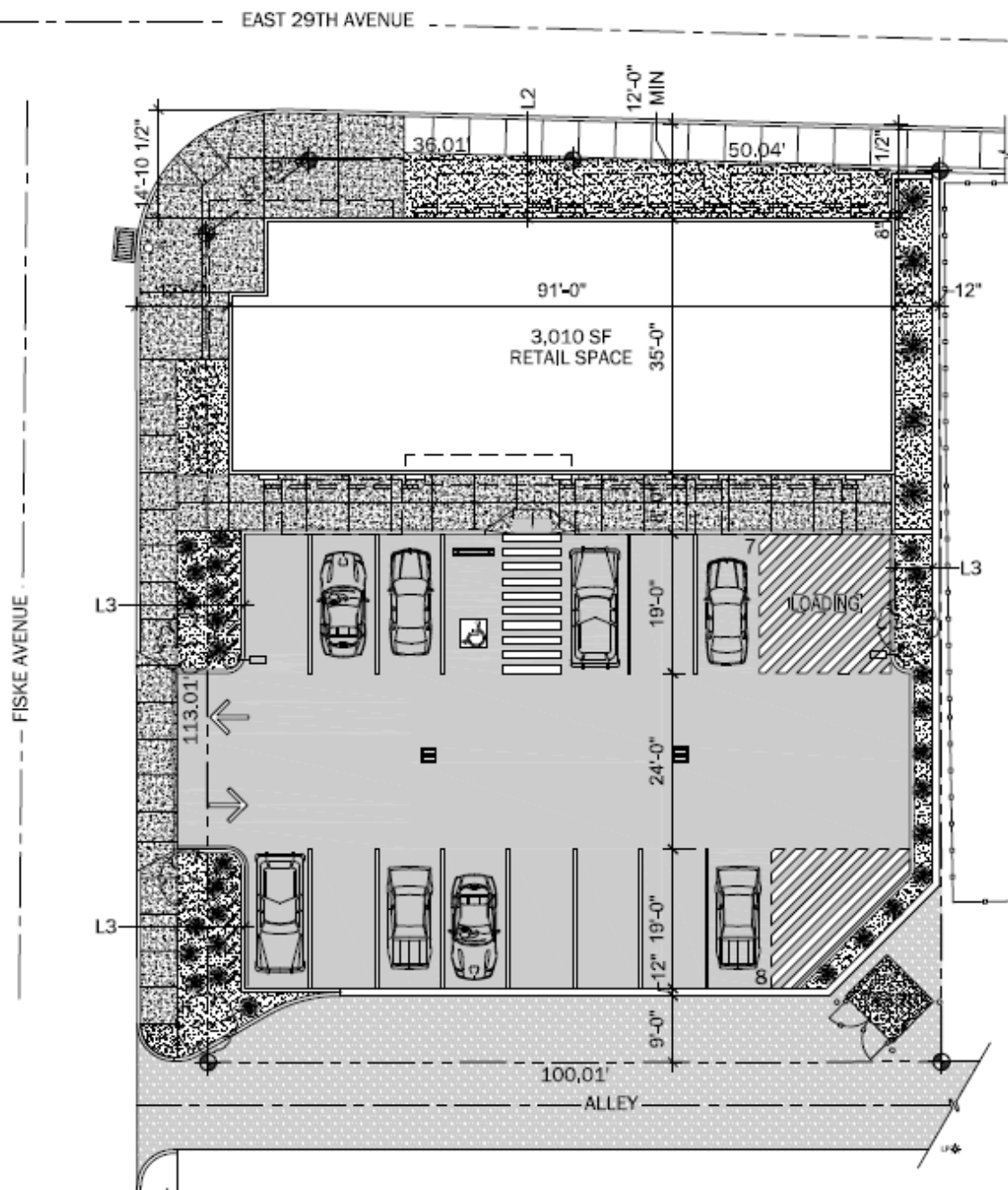
US Bank

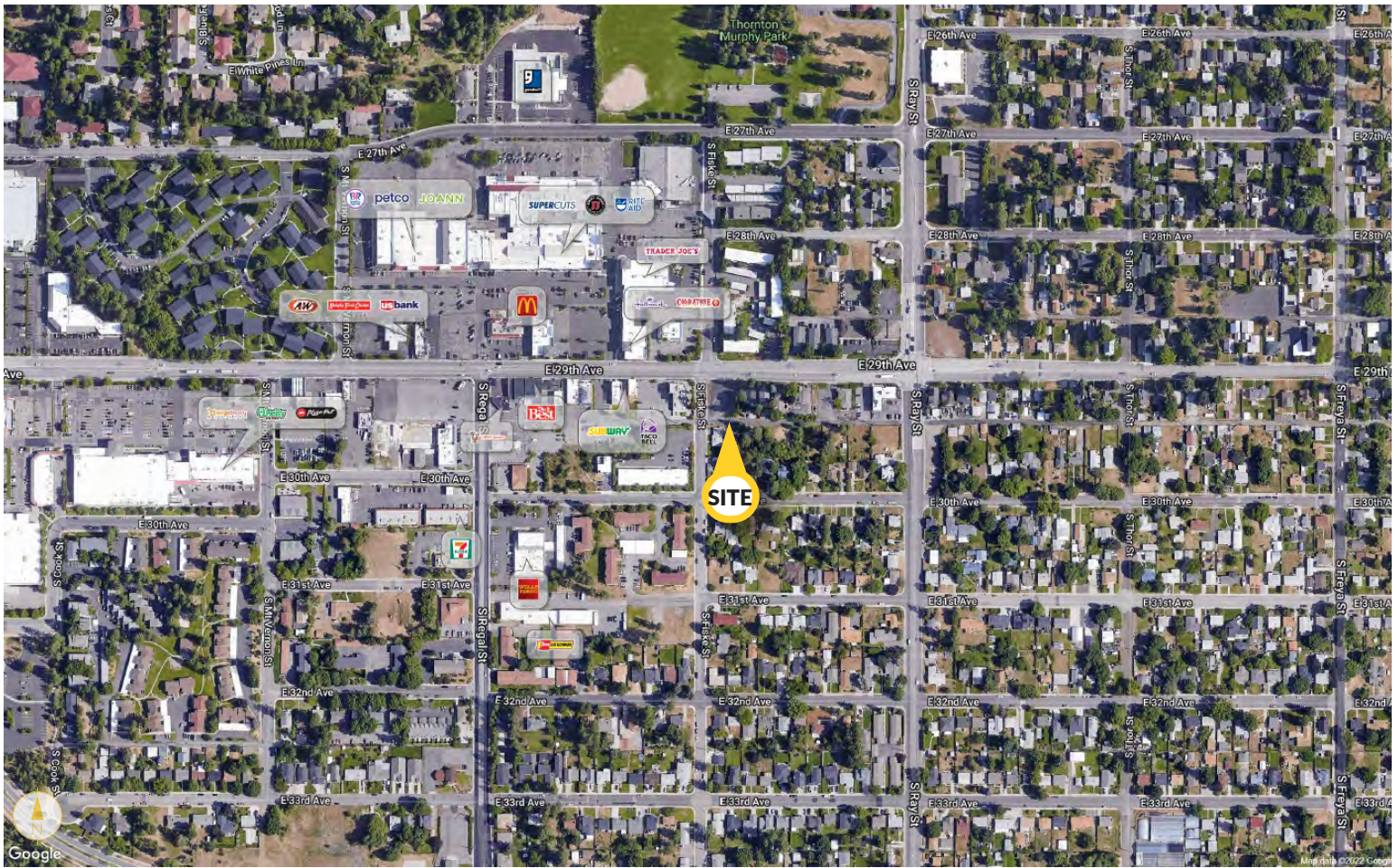
Tire Rama

Subway

Taco Bell

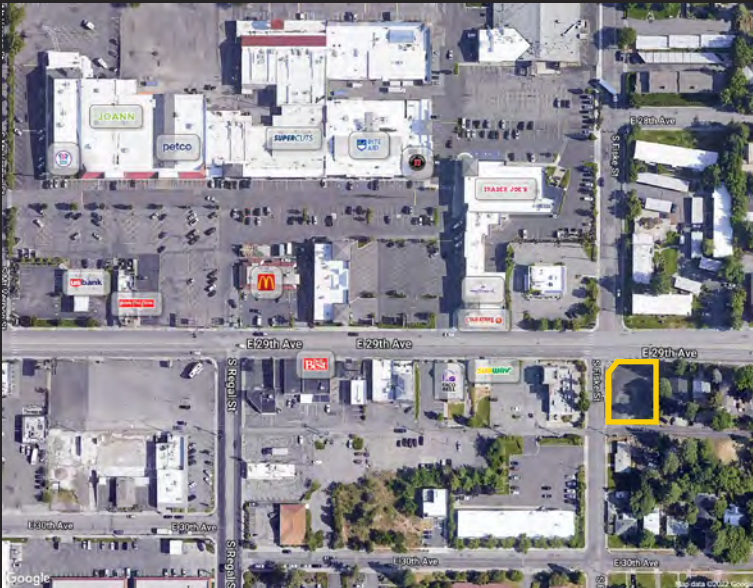
Coldstone Creamery





South Hill Vacant Land

3102 & 3108 E 29th Ave
Spokane, WA 99223



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208.770.2589 mary.kienbaum@kiemlehagood.com

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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