

706 N Maple St | Spokane



FOR SALE

1520 W College Ave | Spokane



WEST CENTRAL OFFICE BUILDINGS

1520 W College Ave & 706 N Maple St
Spokane, WA 99201

OFFERING PRICE	\$975,000
TOTAL BLDG SIZE	±4,760 SF
Maple Building SF	±3,680 SF
College Building SF	±1,080 SF
LOT SIZE	±0.34 AC
PARCEL #s	25134.0212 & 25134.0206

KIEMLE
HAGOOD

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WEST CENTRAL OFFICE BUILDINGS | 1520 W College Street, Spokane WA 99201

This office property offers ±4,760 SF of functional space on a ±0.34-acre lot, with CC1-NC zoning that supports a variety of commercial uses. Built in 1895, the building blends classic character with modern potential, making it ideal for professional offices or boutique businesses.

1520 W COLLEGE AVENUE BUILDING

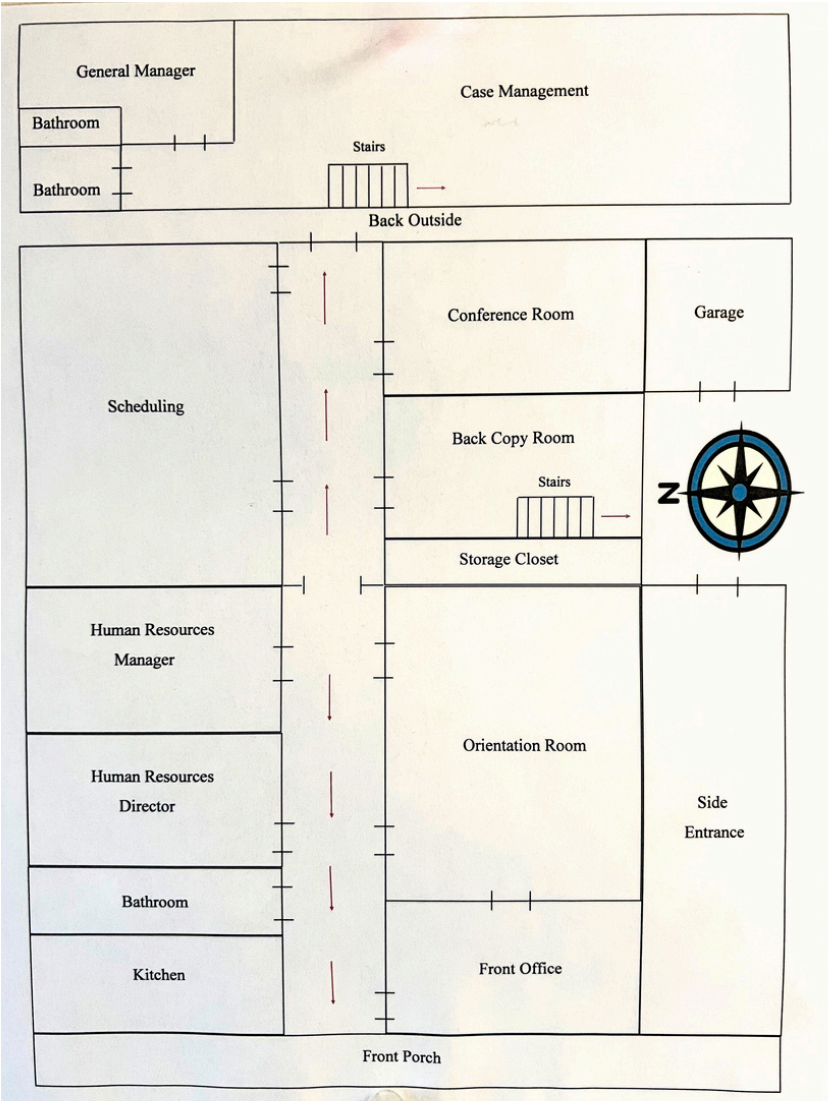
BUILDING SF	±1,080 SF
LOT SIZE	±0.14 AC
ZONING	CC1-NC
	*Per City of Spokane, Buyer to verify
YEAR BUILT	1895 (Remodeled 2004)
PARCEL #s	25134.0206



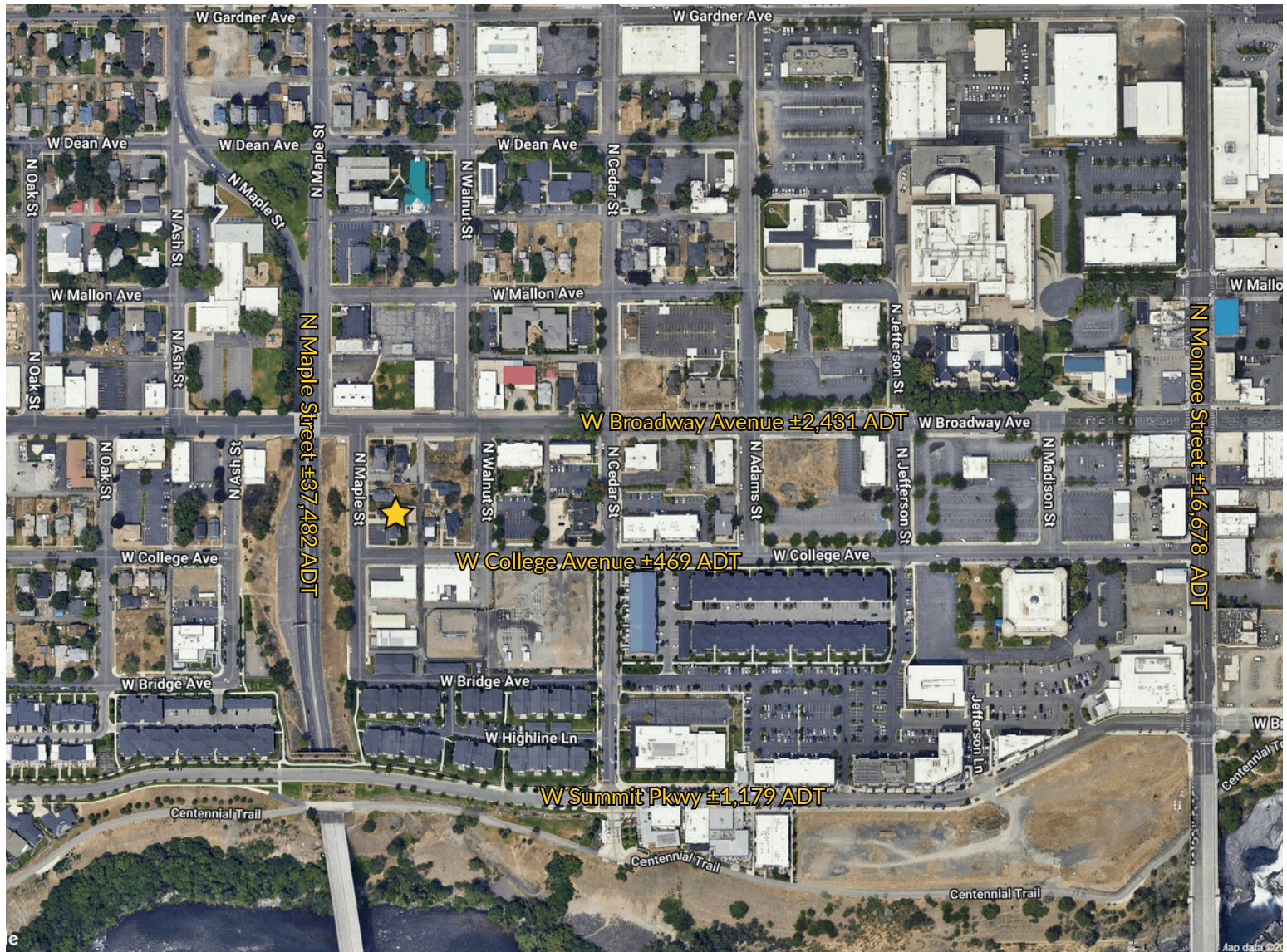
WEST CENTRAL OFFICE BUILDINGS | 706 N Maple Street, Spokane WA 99201

706 N MAPLE STREET BUILDING

BUILDING SF	±3,680 SF
LOT SIZE	±0.20 AC
ZONING	CC1-NC
	*Per City of Spokane, Buyer to verify
YEAR BUILT	1989
PARCEL #s	25134.0212



DEMOGRAPHICS | TRAFFIC



DEMOGRAPHICS

EST POPULATION 2025

PROJ. POPULATION 2030

PROJ. ANN GROWTH

2025 AVERAGE HHI

2025 MEDIAN HHI

1 MI

18,688

18,856

0.90%

\$71,708

\$45,653

3 MI

107,551

107,876

0.30%

\$90,897

\$65,511

5 MI

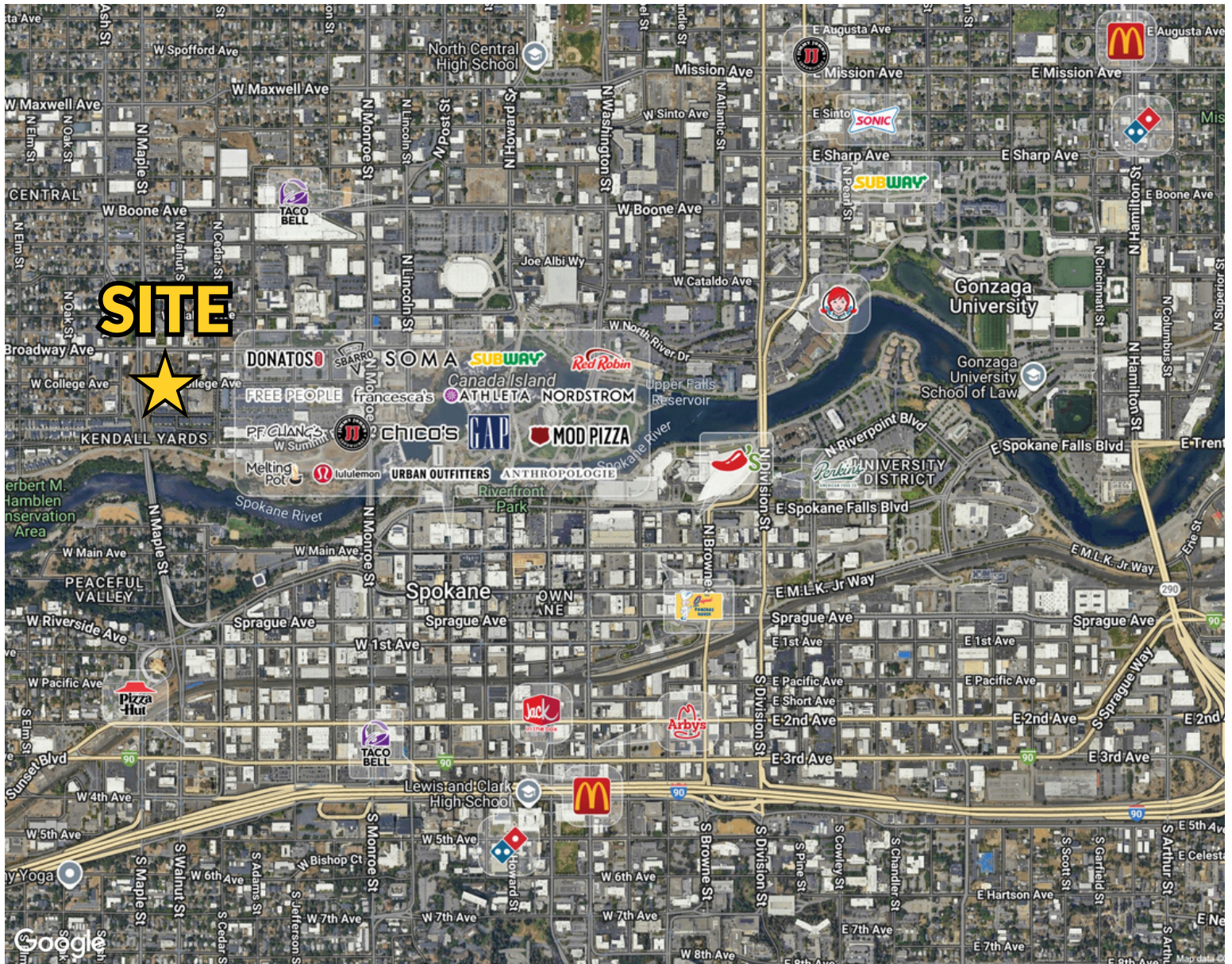
223,817

222,133

-0.75%

\$96,608

\$71,957



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[VIEW LOCATION](#)



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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201