

706 N Maple St | Spokane



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
HAGOODY**

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

This office property offers $\pm 4,760$ 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 $\pm 1,080$ SF

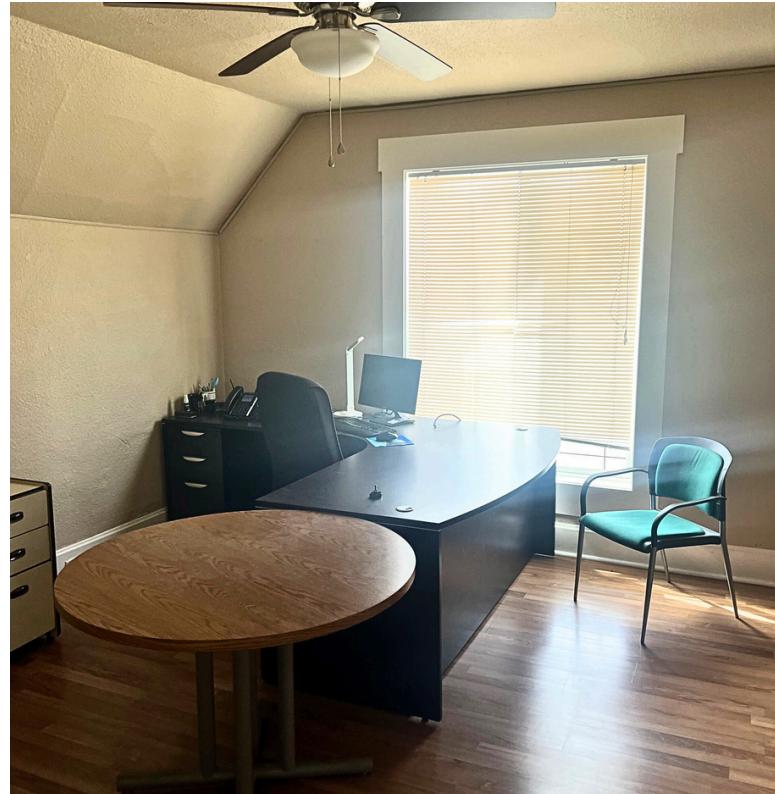
LOT SIZE ± 0.14 AC

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

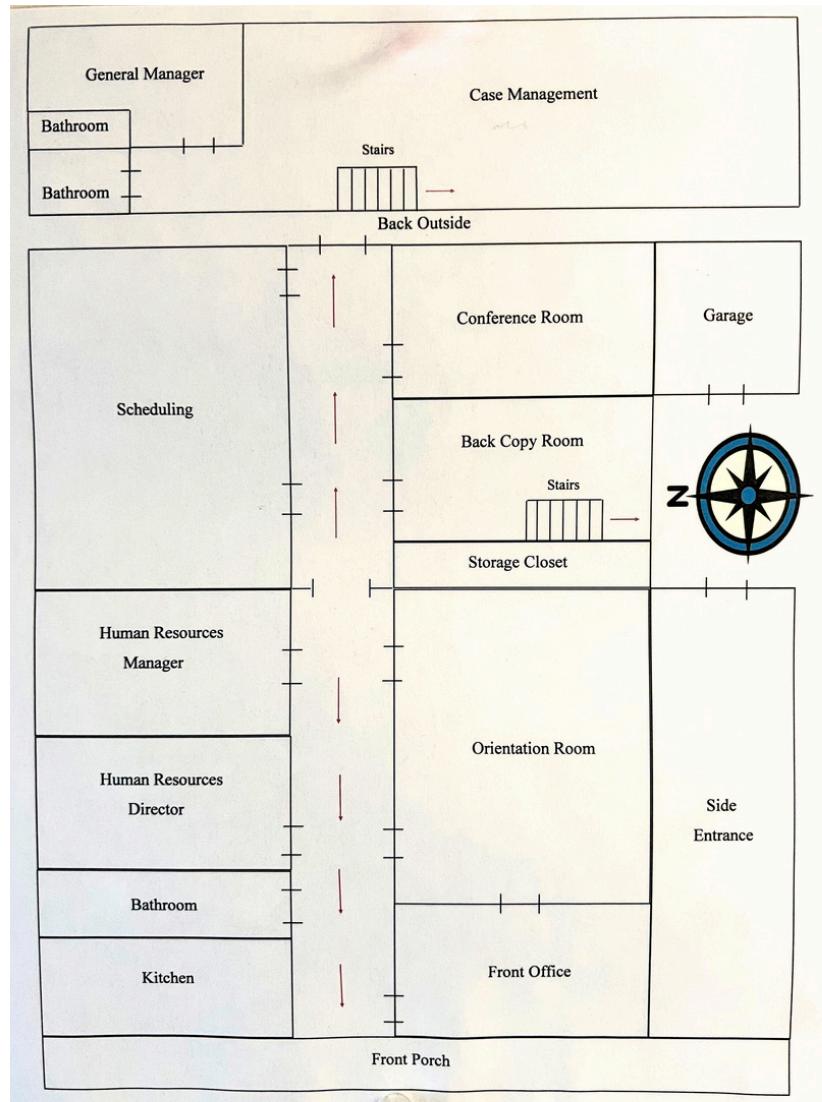
LOT SIZE ±0.20 AC

ZONING CC1-NC

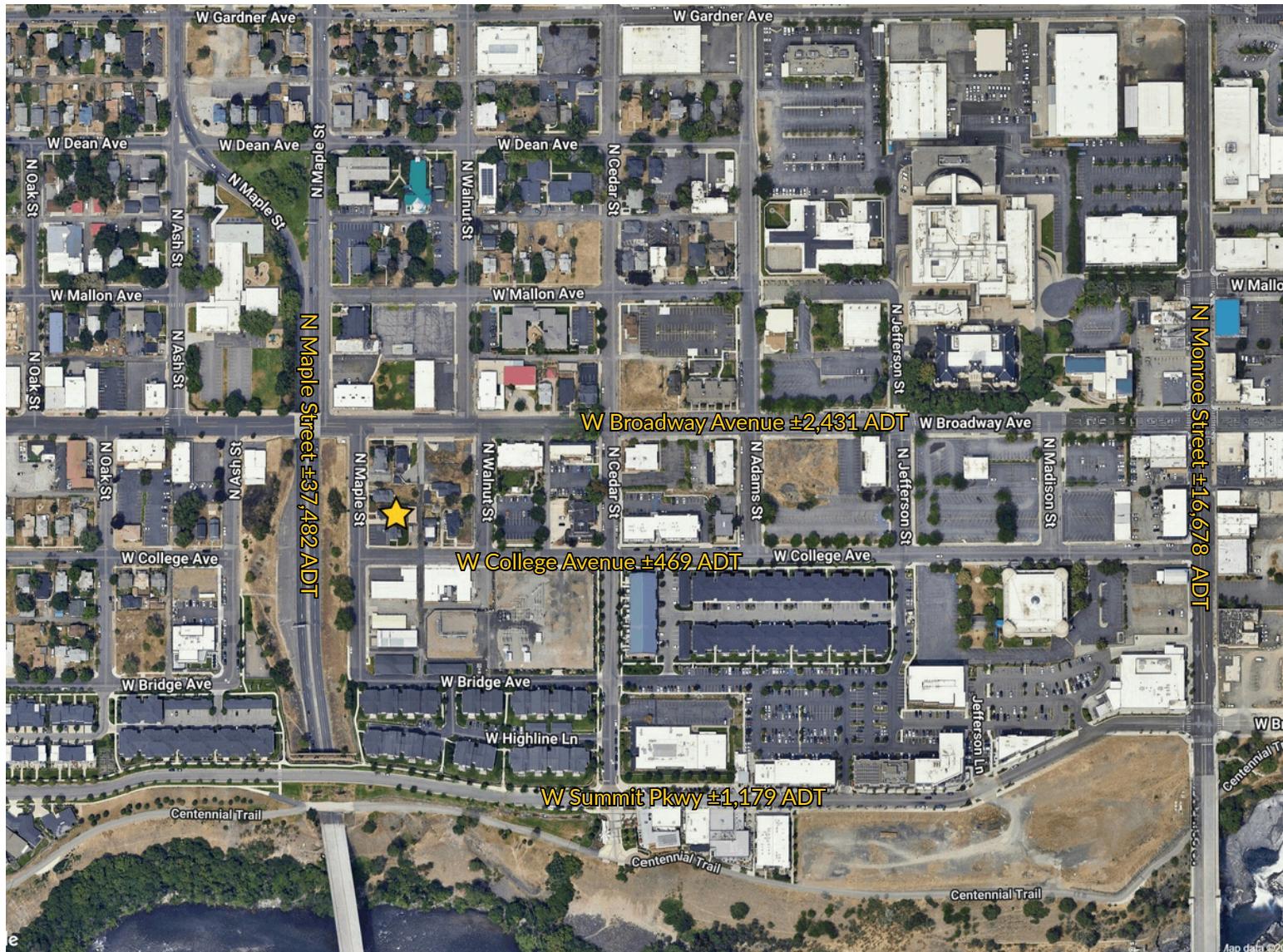
*Per City of Spokane, Buyer to verify

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

3 MI

107,551

5 MI

223,817

18,856

107,876

222,133

0.90%

0.30%

-0.75%

\$71,708

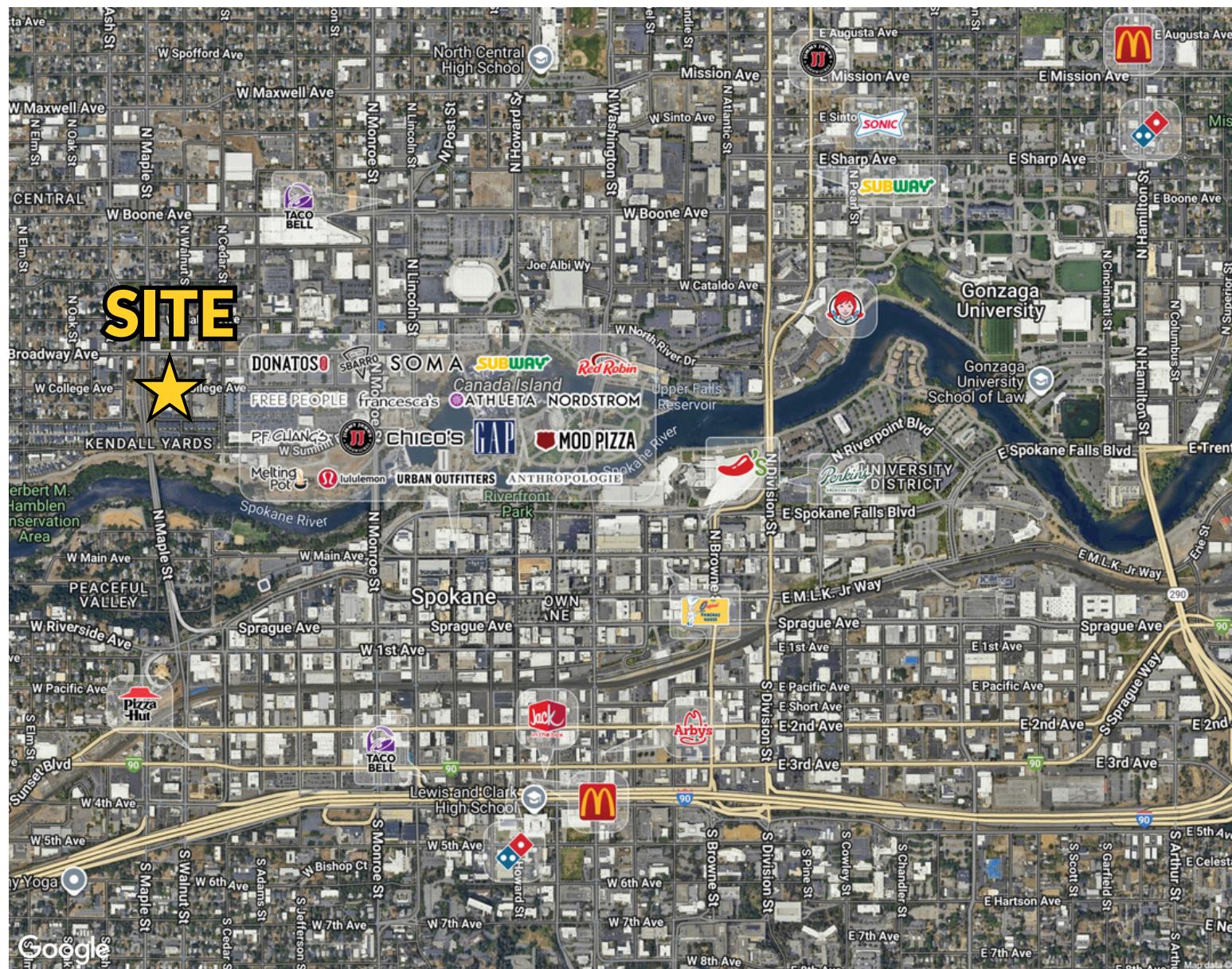
\$90,897

\$96,608

\$45,653

\$65,511

\$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