

**Sale Price Reduced!**

**FOR SALE**



## WAREHOUSE CONDO FOR SALE

6720 N. Pittsburg St  
Spokane, WA 99217

<b>LOCATION:</b>	North of Francis between Nevada and Market Street, only 8 blocks west of the North Spokane Corridor.		
<b>SITE:</b>	A portion of a ±28,067 SF site, parcel 36283.2924; within Lyons Park Warehouse Condo Owners Assoc.		
<b>ZONING:</b>	City of Spokane LI, Light Industrial		
<b>IMPROVEMENTS:</b>	Total Footprint:	±3,746 SF, per county records, includes one restroom	
	Heat:	Two (2) gas fired unit heaters	
	Sewer & Water:	City of Spokane	
	Construction Type:	Steel frame, metal siding	
	Ceiling Height:	18'	
	Loading:	One (1) grade level overhead door, 14' x 14'	
	Age:	2005	
<b>UTILITIES:</b>	Separately metered for gas and electric;		
<b>ASSOC. DUES:</b>	±\$500.00/Mo includes sewer, water, garbage, maintenance, snow removal & landscape maintenance		
<b>SALE PRICE:</b>	<del>675,000</del>	\$595,000	

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**KIEMLE  
HAGOOD**

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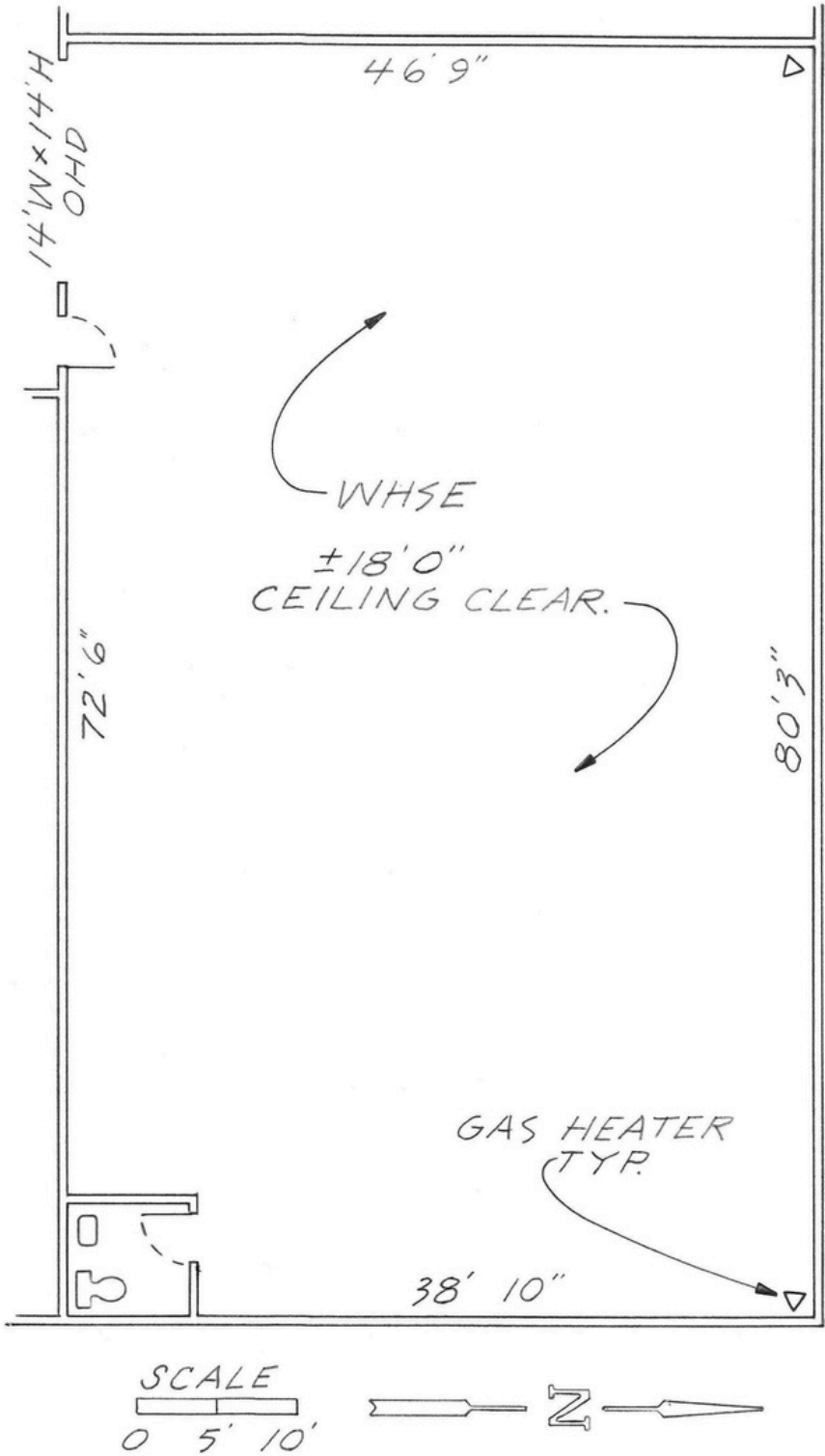
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# FLOOR PLAN

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