

PRIME OWNER/USER RETAIL OPPORTUNITY

8313 N DIVISION ST

SPOKANE, WASHINGTON 99208



Tok
COMMERCIAL

SALE PRICE

\$3,250,000



DREW ULRICK, SIOR
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PROPERTY DETAILS

property description	Owner/User Retail
building size	24,288 Sq. Ft. 12,288 Sq Ft. - Main Floor 12,000 Sq Ft. - Basement
lot size	1.26 AC
parking	45 Stalls
zoning	RC - Regional Commercial
property class	A
	██████████
sale price	\$3,250,000
price/sq ft.	\$134/Sq Ft.
	██████████

- Class A single tenant retail building.
- Ample parking.
- Located on Spokane's primary retail corridor Division Street. Division Street garners Spokane's largest traffics counts of 38,438 AADT.





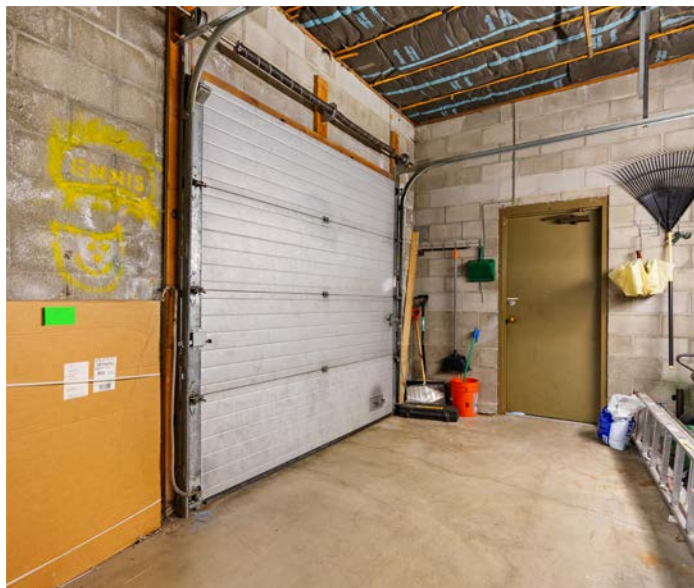
MAIN FLOOR - SHOWROOM





MAIN FLOOR - OFFICE



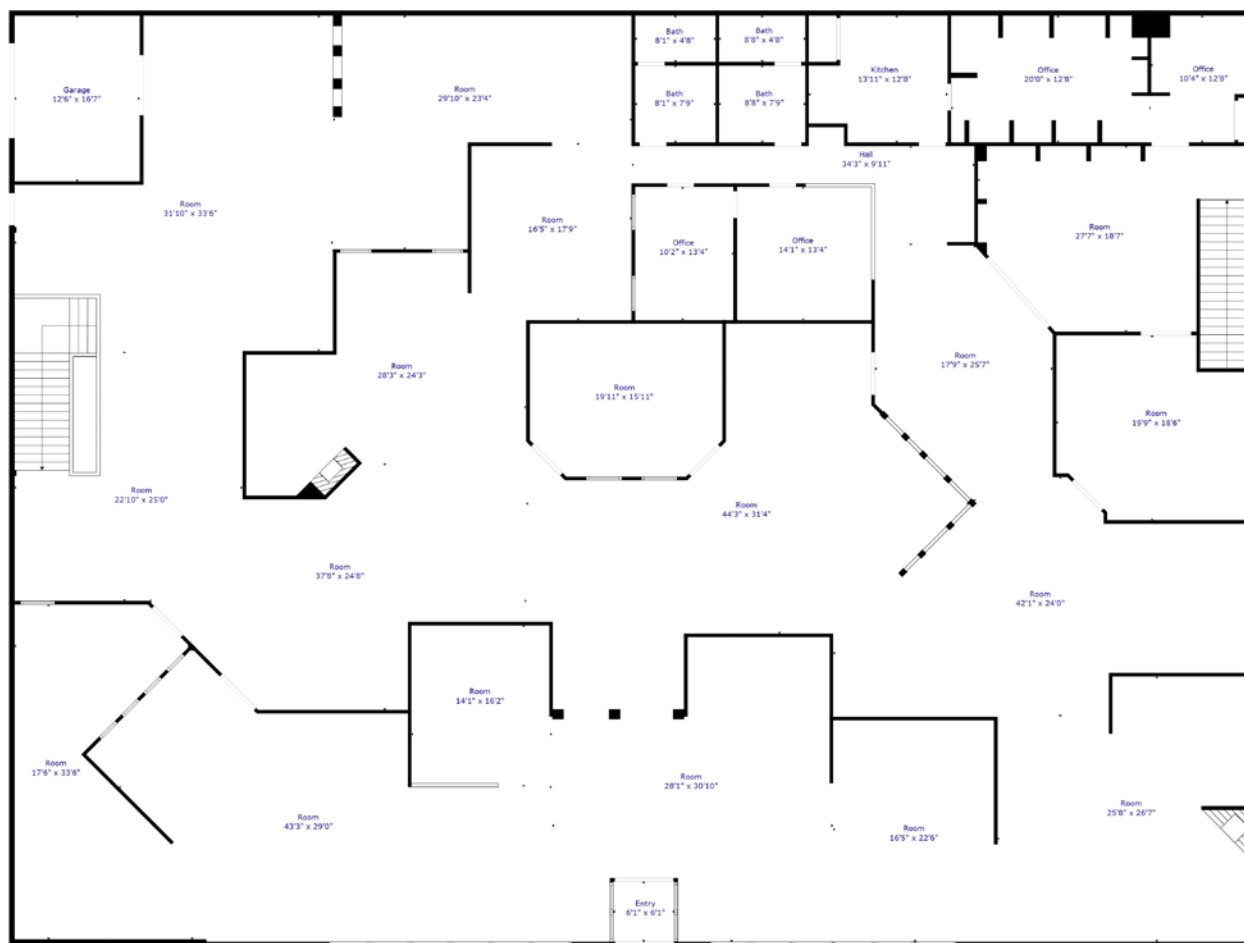


BASEMENT - SHOWROOM AND WAREHOUSE

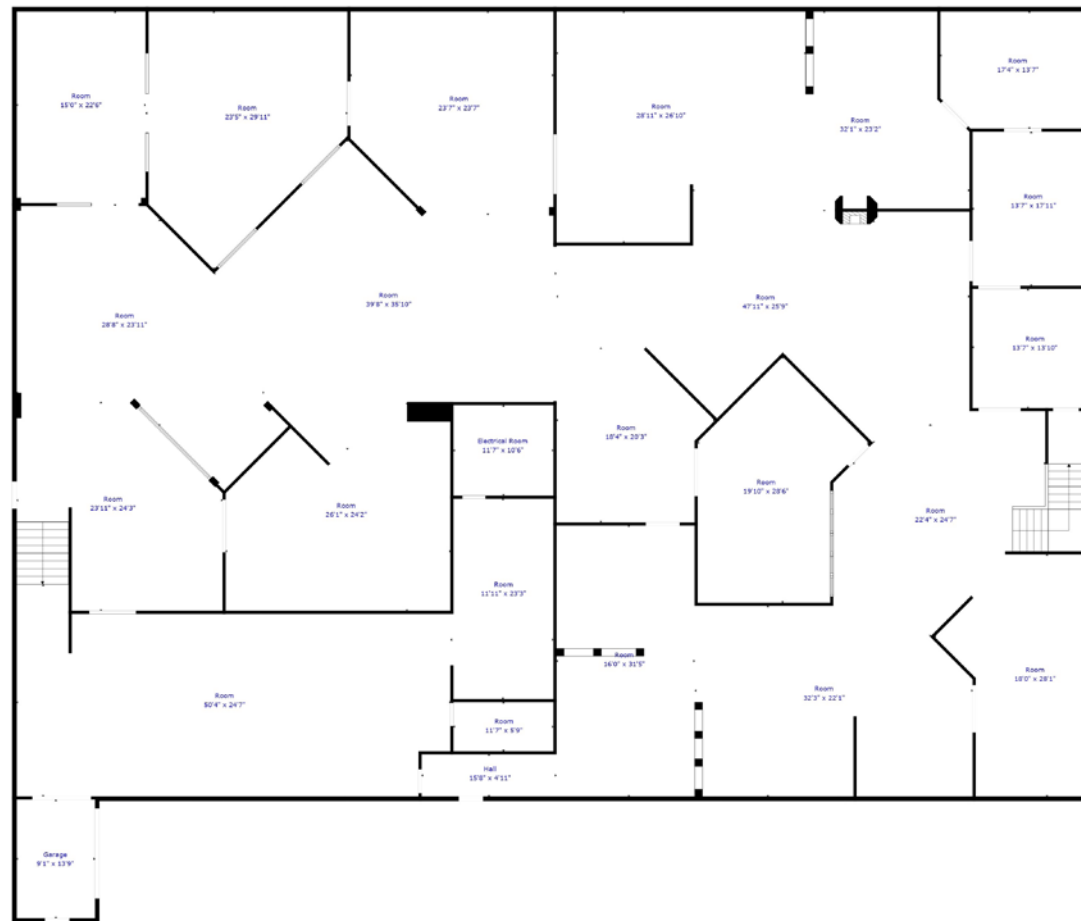




FLOOR PLANS - MAIN FLOOR



FLOOR PLANS - BASEMENT





1 MILE RADIUS



POPULATION
13,357



HISTORIC ANN. GROWTH
0.4%



AVG. HOUSEHOLD INC.
\$85,762

3 MILE RADIUS



POPULATION
94,024



HISTORIC ANN. GROWTH
0.9%



AVG. HOUSEHOLD INC.
\$98,717

5 MILE RADIUS



POPULATION
186,986



HISTORIC ANN. GROWTH
1.0%



AVG. HOUSEHOLD INC.
\$97,188

TOK
COMMERCIAL

SITE

Town and Country

TEXACO

W Francis Ave



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