

BUSINESS RELOCATED



FOR SALE OR LEASE FLEX / OFFICE & PRODUCTION FACILITY

4212 W. Sunset Blvd., Spokane, WA 99224

LOCATION:

The property is conveniently located just minutes west of downtown Spokane. This is a rare opportunity to purchase a flex-use commercial building with ample parking near Spokane's City Center.

SITE:

±127,684 SF (2.93 acres), parcel #25262.0107 & 25262.2301

ZONING:

City of Spokane GB-55, Community Business & R1, Residential Low Intensity

IMPROVEMENTS:

Main Floor Area: ±19,925 SF per Garco Construction
As-Built plans dated 2015

Heat/Cooling: Roof mounted HVAC units

Power: 3 phase power

Sewer & Water: City of Spokane

Parking: ±79 car parks + three (3) handicapped and two (2) EV charging stations

Construction Type: Masonry

Age: 1962, renovated in 2008, 2015 & 2020

Fire Sprinkler: Yes

Availability: Immediately

LEASE PRICE:

\$14.00/SF/YR/NNN

SALE PRICE:

\$2,750,000.00

**View
Location**



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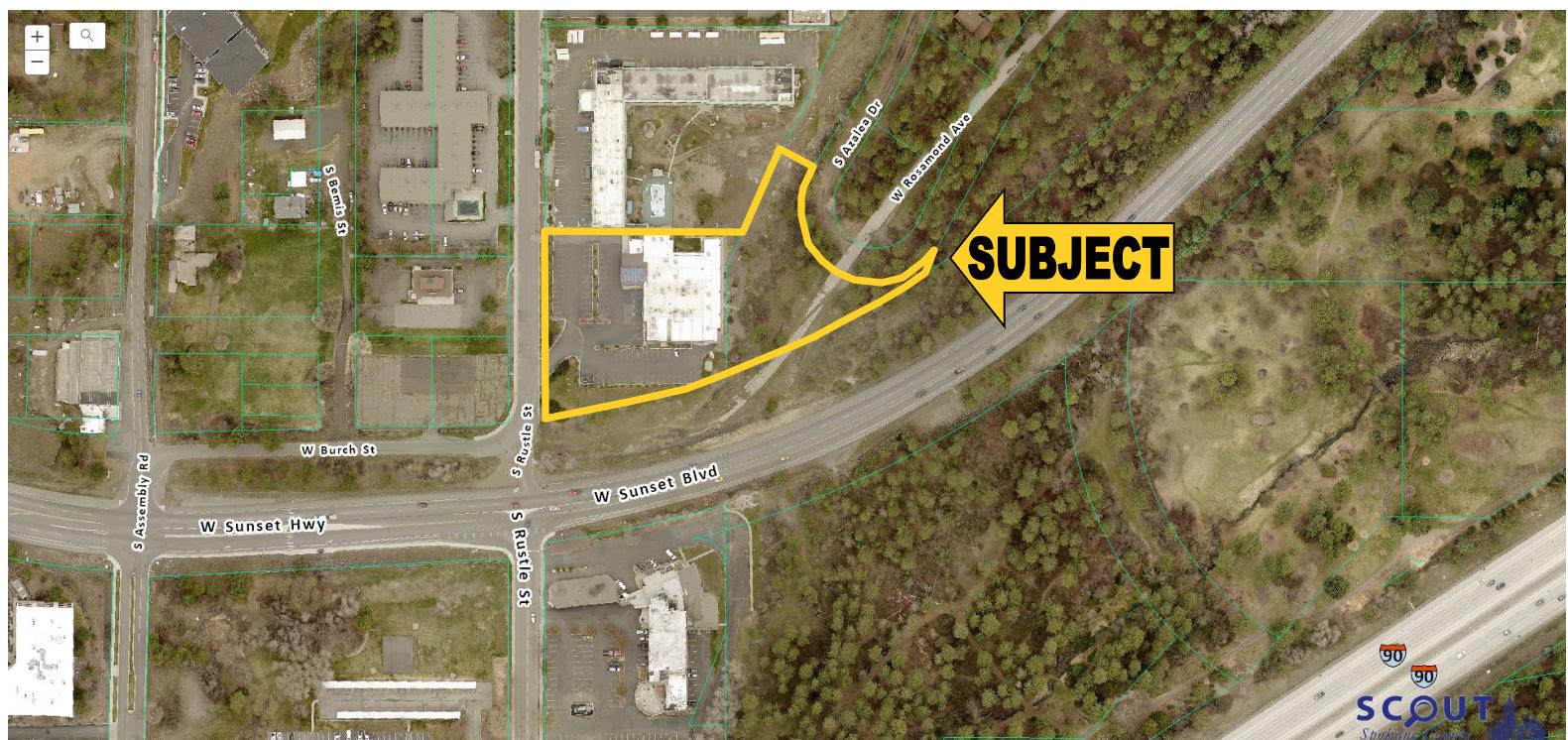
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**KIEMLE
HAGOON**

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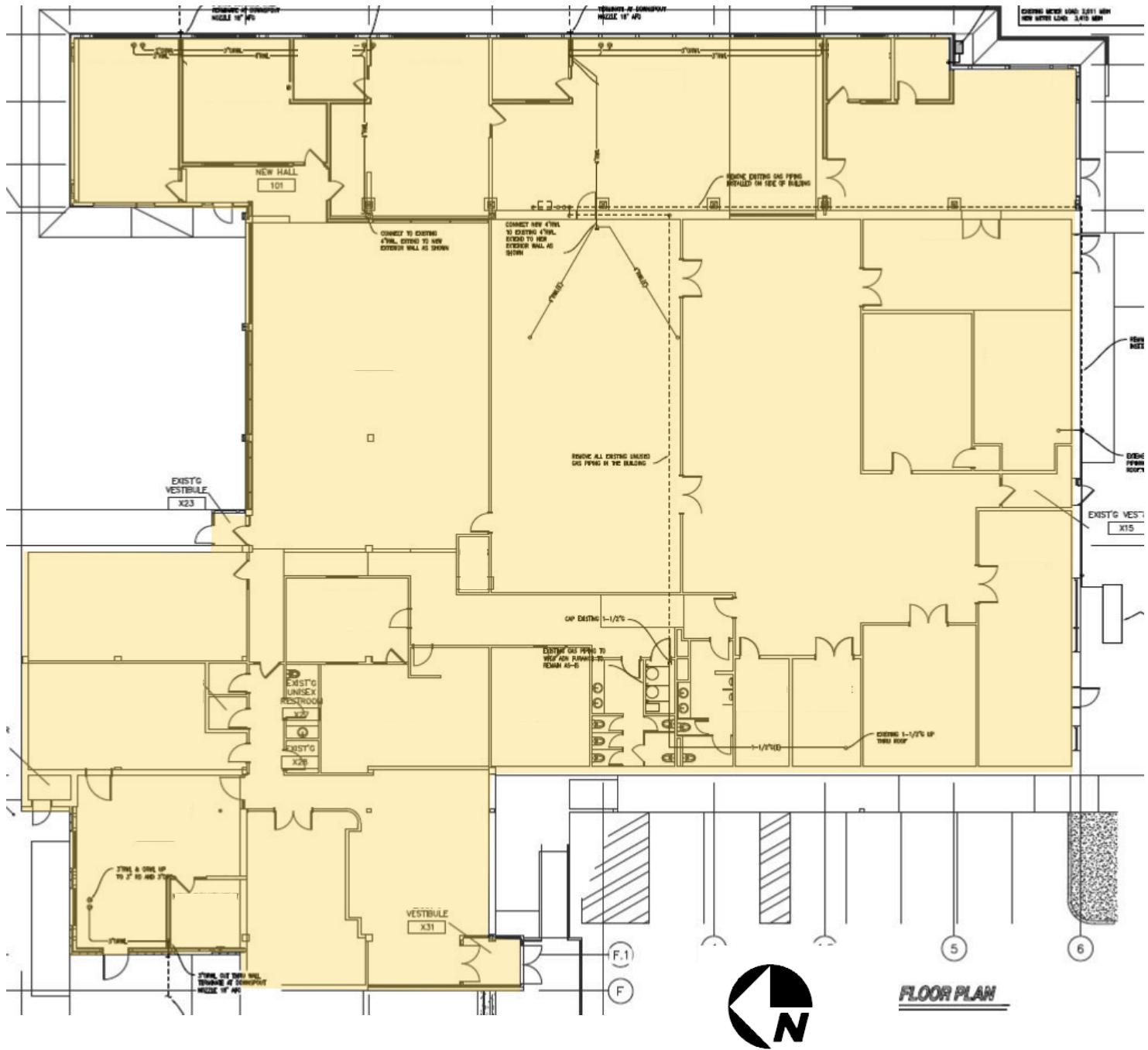
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SCOUT
Spokane Commercial

FLOOR PLAN

4212 W. Sunset Blvd.,
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Garco Construction plans dated 2008 and Addition plans dated 2015 available to qualified purchaser



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE

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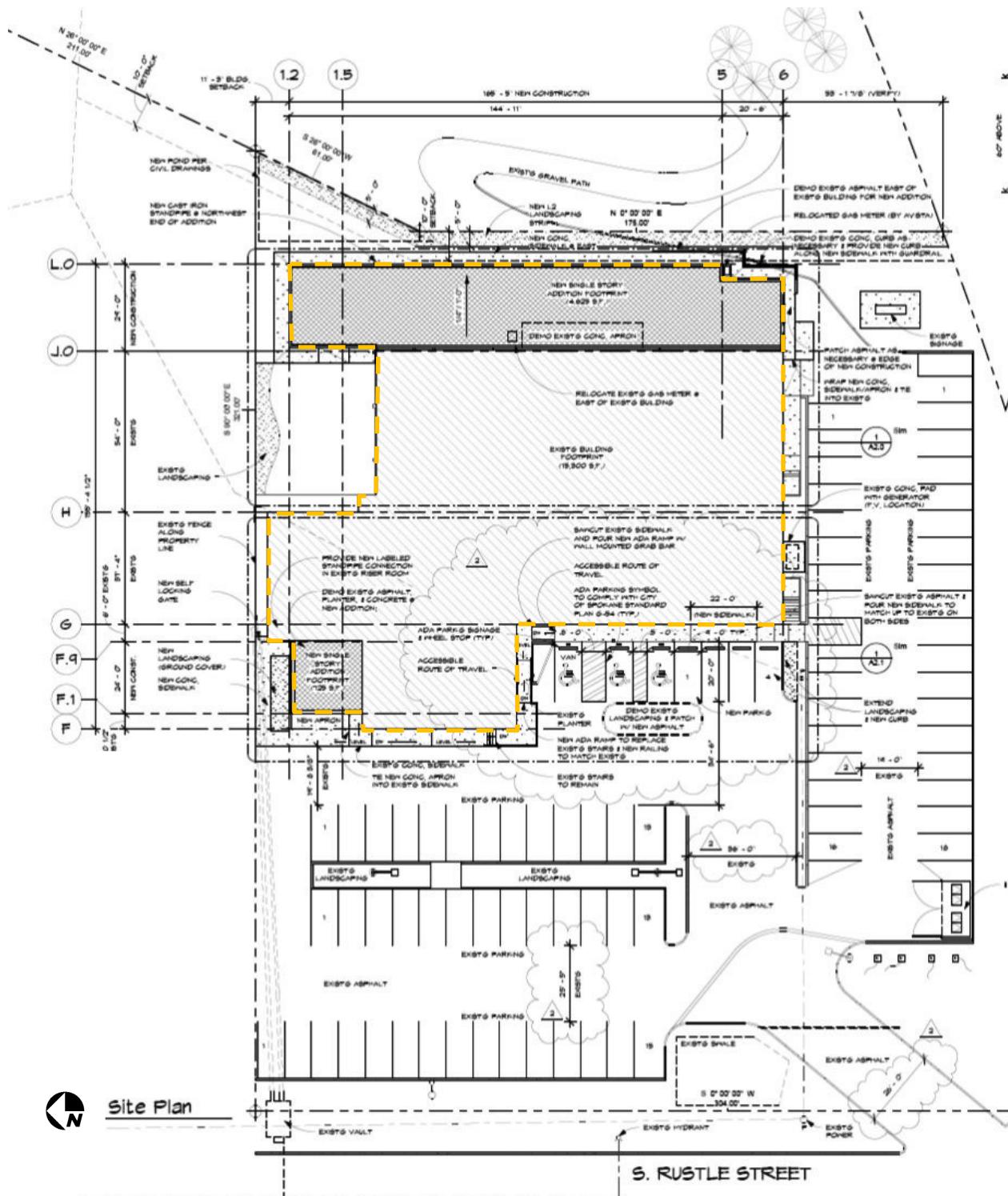
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SITE PLAN W/2015 ADDITIONS

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PHOTOS

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