



COMMERCIAL LAND READY FOR DEVELOPMENT

SALE PRICE ~~\$1,764,000~~ \$1,450,000

LEASE PRICE CONTACT LISTING BROKER

Total Lot Size: $\pm 42,140$ SF (± 0.97 AC)

Zoning: GC-150

Parcel Numbers: 35202.3205, 35202.3206, 35202.3221,
35202.3225 & 35202.3229

DEVELOPMENT LAND

324-328,334 S. Grant Street
Spokane, WA 99202

[VIEW
LOCATION](#)



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DEVELOPMENT LAND

324-328, 334 S. Grant Street

The sites included are comprised of $\pm 42,140$ SF or ± 0.97 Acres. This includes approximately $\pm 10,000$ SF of frontage on Grant street that is currently under the administrative process of being vacated with the city of Spokane. The estimated cost of \$84,150 will be credited to the buyer at closing.

The property offers an outstanding development opportunity. The zoning GC-150 allows for a broad range of commercial uses with an allowable height of up to 150" for the improvements. The property is well located in the U-District, readily accessible to the Medical Centers and offers excellent exposure from Interstate 90.

VIEW OF PROPERTY FROM GRANT STREET





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