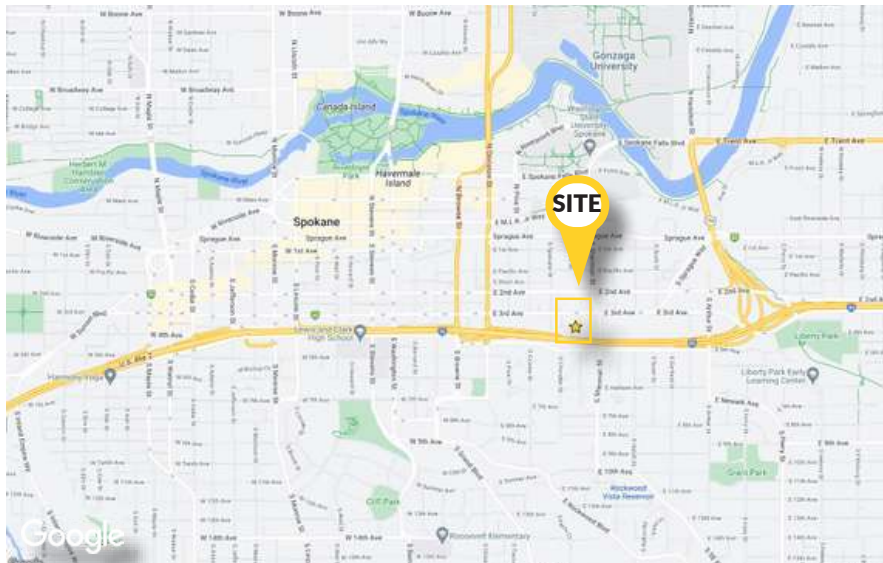




## COMMERCIAL LAND READY FOR DEVELOPMENT

**SALE PRICE** ~~\$1,764,000~~ \$1,450,000  
**LEASE PRICE** **CONTACT LISTING BROKER**

Total Lot Size: ±42,140 SF (±0.97 AC)  
 Zoning: GC-150  
 ParcelNumbers: 35202.3205, 35202.3206, 35202.3221, 35202.3225 & 35202.3229



KIEMLEHAGOOD.COM

## DEVELOPMENT LAND

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

**VIEW  
LOCATION**



**STEVE MCINTOSH, BROKER**  
 509.755.7546  
 sjm@kiemlehagood.com

**KIEMLE  
HAGOOD**



# DEVELOPMENT LAND

324-328, 334 S. Grant Street

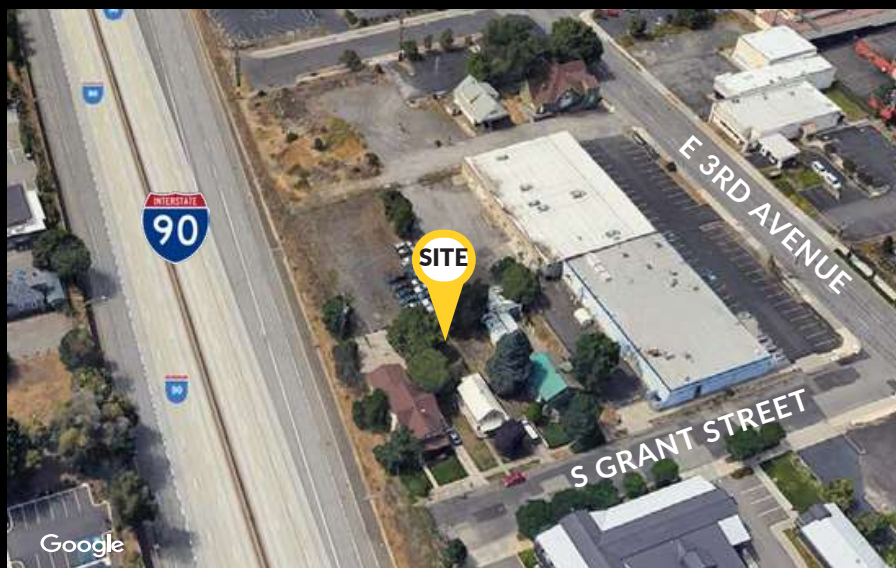
The sites included are comprised of  $\pm 42,140$  SF or  $\pm 0.97$  Acres. This includes approximately  $\pm 10,000$  SF of frontage on Grant street that is currently under the administrative process of being vacated with the city of Spokane, The estimated cost of \$84,150 will be credited to the buyer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







## DEVELOPMENT LAND

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

**STEVE MCINTOSH, BROKER**

509.755.7546 sjm@kiemlehangood.com

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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