

For Sale

Office/Warehouse

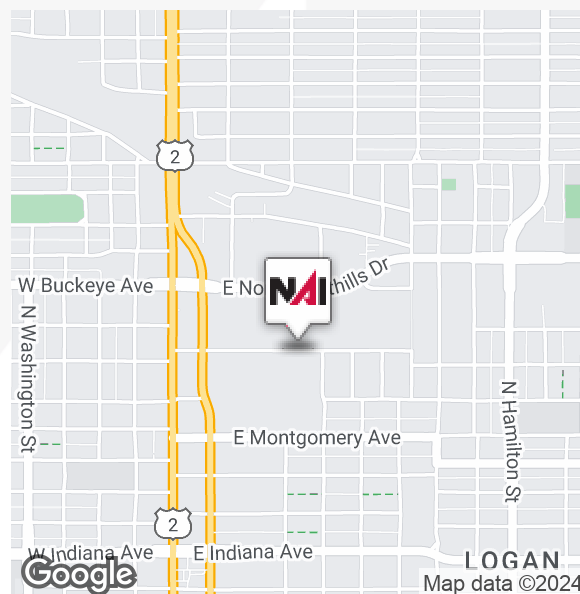
NAI Black



314 E. Jackson Ave. Spokane, Washington 99207

Business Highlights

- 12,115 SF ± of Warehouse/Office Space
- Office Area is Approximately 1,500 SF ±
- Conference Room, Bull Pen/Reception Area and Large Office
- One Dock High Loading Dock on One Entrance and a 14' Roll-Up Door on the Other
- Prime Location Just off of Division St. and Close to Downtown
- Traffic Count: N. Ruby & E. Jackson Ave: 24,500 VPD ±
N. Division St. & E. Jackson Ave: 25,000 VPD ±



Sale Price: \$1,625,000

For more information

John Powers

O: 509 622 3563

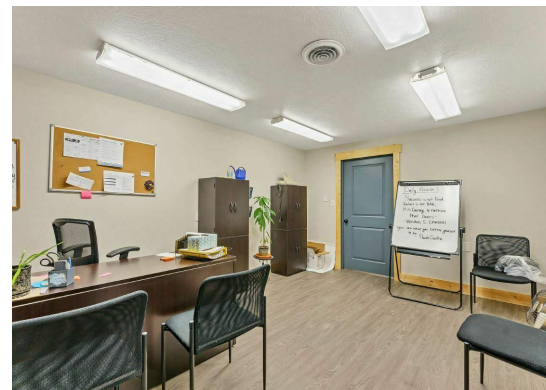
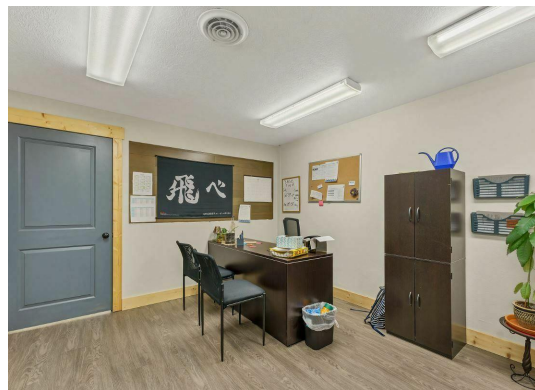
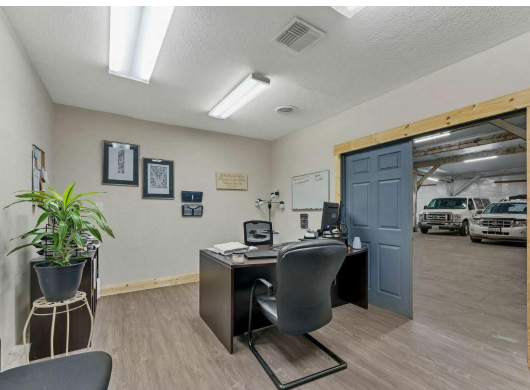
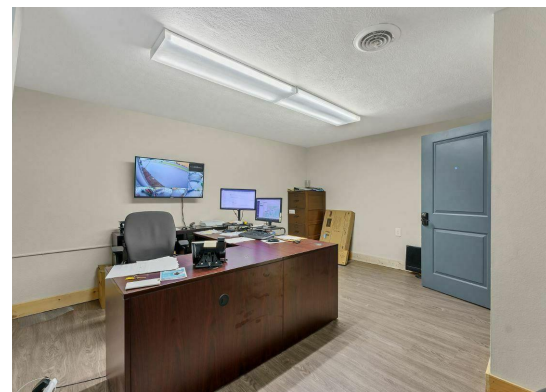
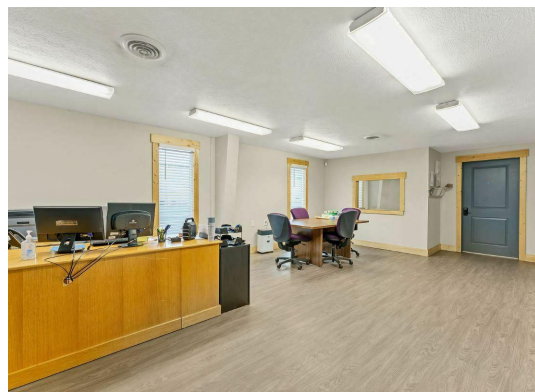
jpowers@naiblack.com

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Spokane, WA 99201
509 623 1000 tel
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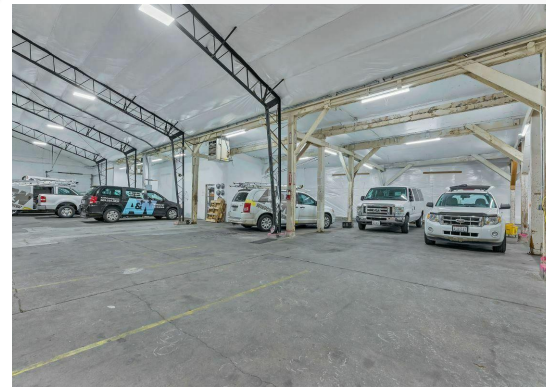
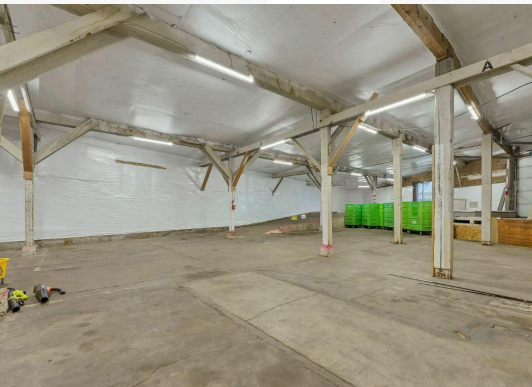
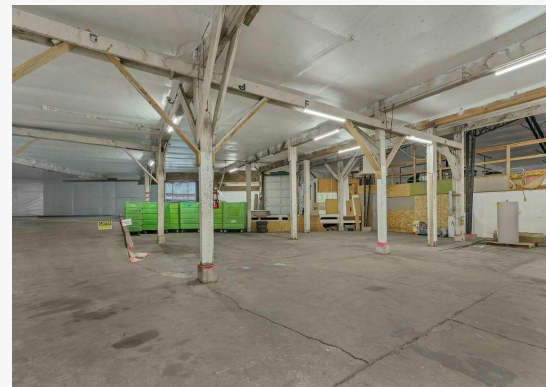
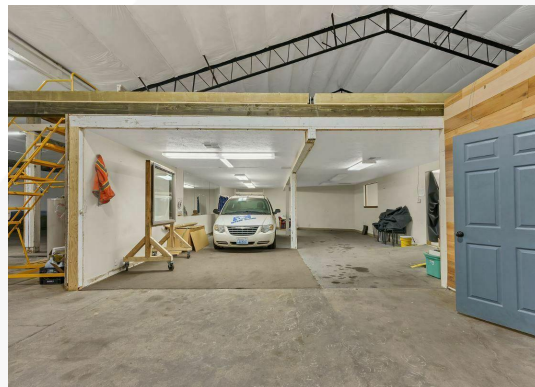
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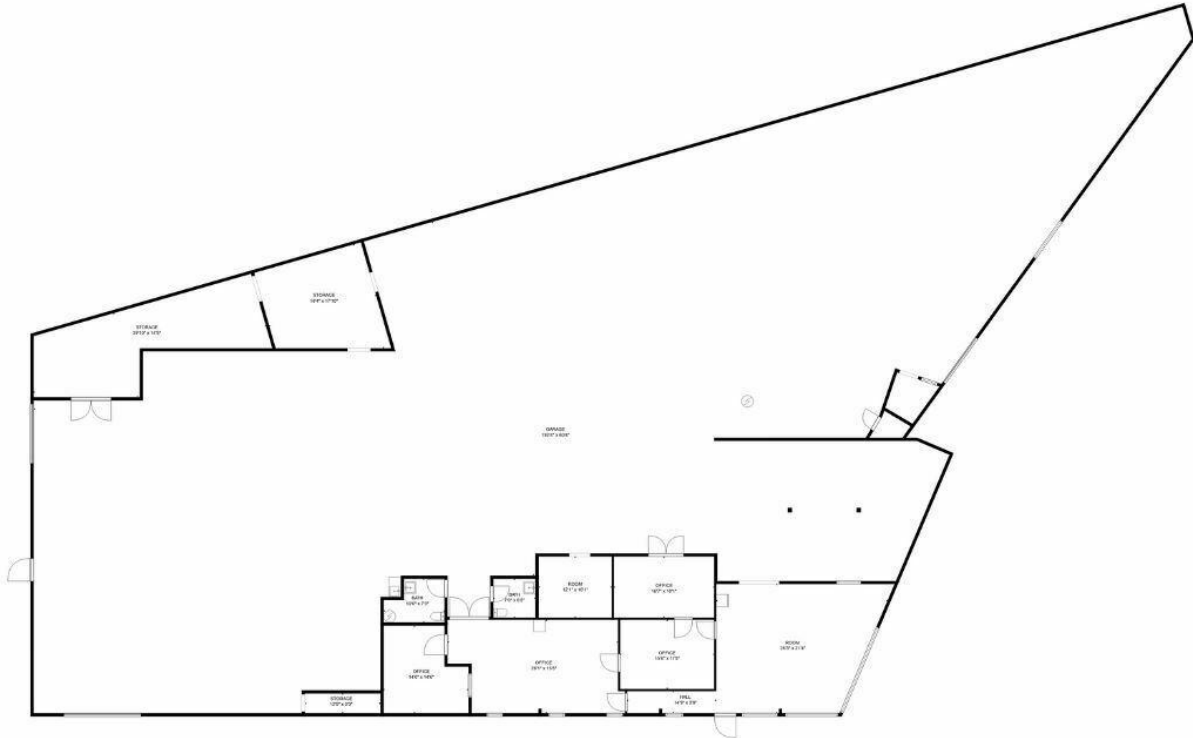
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GROSS INTERNAL AREA
FLOOR 1: 1788 sq. ft
EXCLUDED AREAS: STORAGE: 752 sq. ft, GARAGE: 10571 sq. ft, UNDEFINED: 61 sq. ft
TOTAL: 1788 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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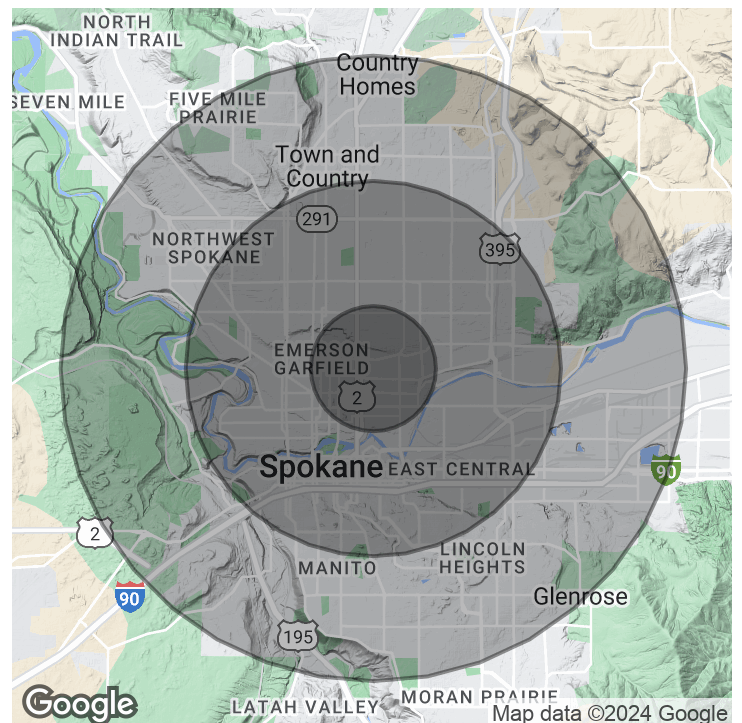
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Population	1 Mile	3 Miles	5 Miles
Total Population	18,913	141,156	239,629
Average Age	31.0	35.7	37.4
Average Age (Male)	32.5	35.5	36.7
Average Age (Female)	30.7	37.0	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,004	59,365	99,486
# of Persons per HH	2.42	2.27	2.33
Average HH Income	\$65,387	\$68,362	\$80,952
Average House Value	\$156,729	\$163,556	\$200,235

* Demographic data derived from Esri forecast for 2023



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