

# REMODELED FLEX/RETAIL BUILDING FOR SALE

OWNER USER OR INVESTMENT

21 N. SKIPWORTH RD.  
SPOKANE VALLEY, WA 99206



## OFFERING SUMMARY

|                                   |               |
|-----------------------------------|---------------|
| <b>Price</b>                      | \$2,070,000   |
| <b>Bldg. SFT</b>                  | 8,280 SFT     |
| <b>\$/SFT</b>                     | \$250/SFT     |
| <b>Tenancy</b>                    | 50% Occupied  |
| <b>Renovated</b>                  | 2025          |
| <b>Current Lease Rate</b>         | \$1.25/SFT/MO |
| <b>Est. Owner User Lease Rate</b> | \$0.73/SFT/MO |

## PROPERTY OVERVIEW

Located just off Sprague Avenue, this fully renovated flex property offers excellent access to I-90 and the area's main commercial corridors. The building features brand-new lighting, fresh paint, upgraded power, and the addition of a new office and bathroom. A gated yard space enhances functionality, while the surrounding neighborhood is anchored by established industrial, service, and retail businesses, making this an ideal location for a wide range of users.



[PROPERTY TOUR - CLICK HERE](#)

**STEVEN DAINES**  
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## PROPERTY DETAILS

|                  |            |                   |      |                     |                     |
|------------------|------------|-------------------|------|---------------------|---------------------|
| <b>LAND AREA</b> | 0.64 AC    | <b>SUITES</b>     | 2    | <b>BLDG HEIGHT</b>  | 17'                 |
| <b>APN</b>       | 45163.0541 | <b>OFFICES</b>    | 4    | <b>OH DOORS</b>     | 4 TOT/10' W X 12' H |
| <b>PARKING</b>   | 25 STALLS  | <b>BATHROOMS</b>  | 2    | <b>CONSTRUCTION</b> | MASONRY             |
| <b>BLDG SFT</b>  | 8,280 SFT  | <b>YEAR BUILT</b> | 1983 | <b>ZONING</b>       | CMU                 |

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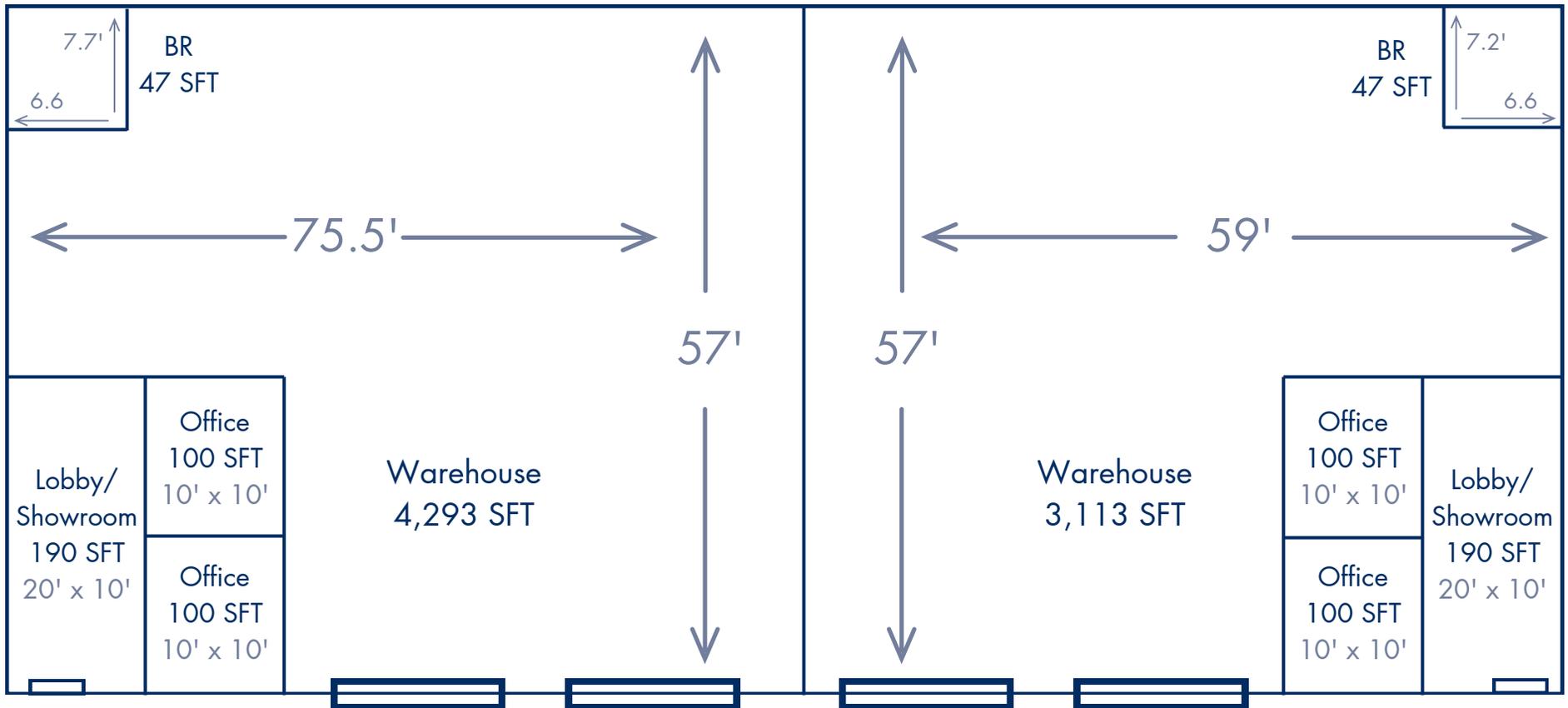


## FLOOR PLAN

\*Floor plan not drawn to scale

### Suite 1

### Suite 2



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## **21 N. SKIPWORTH RD. SPOKANE VALLEY, WA**

Size: 8,820 SFT

List Price: \$2.070M

\$/SFT: \$250/SFT

OHD: 4 total, 10' x 12'

YR Built: 1983



## **1624 E. LYONS AVE. SPOKANE, WA**

Size: 6,000 SFT

Sold: \$1.2M (July 2025)

\$/SFT: \$207.74/SFT

OHD: 4 total, 14' x 12'

YR Built: 2007



## **530 E. NORTH FOOTHILLS DR. SPOKANE, WA**

Size: 7,000 SFT

Sold: \$1.13M (Mar. 2025)

\$/SFT: \$162.50/SFT

OHD: 5 total, 10' x 12'

YR Built: 1987



## **1035 E. CATALDO AVE. SPOKANE, WA**

Size: 6,934 SFT

Sold: \$1.6M (Mar. 2025)

\$/SFT: \$230.71/SFT

OHD: 1 total, 10' x 12'

YR Built: 1958

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| DEMOGRAPHICS              | 1 MILE   | 3 MILE   |
|---------------------------|----------|----------|
| Population                | 13,583   | 80,731   |
| Households                | 5,572    | 32,764   |
| Median Age                | 38       | 39       |
| Median HH Income          | \$56,423 | \$61,266 |
| Daytime Employees         | 6,229    | 39,801   |
| Population Growth '24-'29 | 6.13%    | 6.37%    |
| Household Growth '24-'28  | 6.37%    | 6.53%    |

| COLLECTION STREET | CROSS STREET     | TRAFFIC VOL |
|-------------------|------------------|-------------|
| E. Sprague Ave.   | N. Skipworth Rd. | 21,489      |
| E. Sprague Ave.   | N. Gillis Rd.    | 21,213      |
| E. Sprague Ave.   | N. Bowdish Rd.   | 23,018      |

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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