

FOR SALE

Seller Motivated!

*Shown by Appointment Only.
Please Do Not Disturb Tenant.*

The Opportunity

The purchase of an iconic piece of Downtown Spokane real estate that has been owned and operated for over 55+ years by the same entity.

Sale Price
\$2,625,000.00

309 W. Riverside Avenue
Spokane, Washington 99201

JAMES G. QUIGLEY
Managing Broker
509.701.2211
jgq@kiemlehaood.com

**KIEMLE
HAGOOD**



INVESTMENT HIGHLIGHTS & BUILDING DETAILS

- \$2,625,000 (\$175.00 PSF)
- Premier location on the east side of downtown
- Approximately ±15,000 SF of building on three levels
- Ceiling heights 14' to 18'
- Adjacent parcel available for parking rental income or future building
- Great exposure and ease of access from both Riverside Ave and Bernard St
- Close to University District

Parcel Numbers:

35184.1302 (.11 AC / 5,000 SF / Vacant Land)
35184.1307 (.15 AC / 6,400 SF / Building)

2023 Real Estate Taxes:

35184.1302: \$2,469.92
35184.1307: \$19,401.76

Heating and Cooling System:

Hot water boiler with roof-top HVAC units

Construction:

Cement block and brick building

Zoning:

Spokane - DTC-Downtown Core

Age:

100 plus years

Exposure:

Good/Excellent

Parking:

± 16 Stalls

Access:

Good/Excellent

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SALE PRICE | \$2,625,000



The sales offering indicates no tenant encumbrance therefore, the building is ready for immediate occupancy upon closing.

GLEN DOW ACADEMY'S INTERIOR

Office / Retail Building

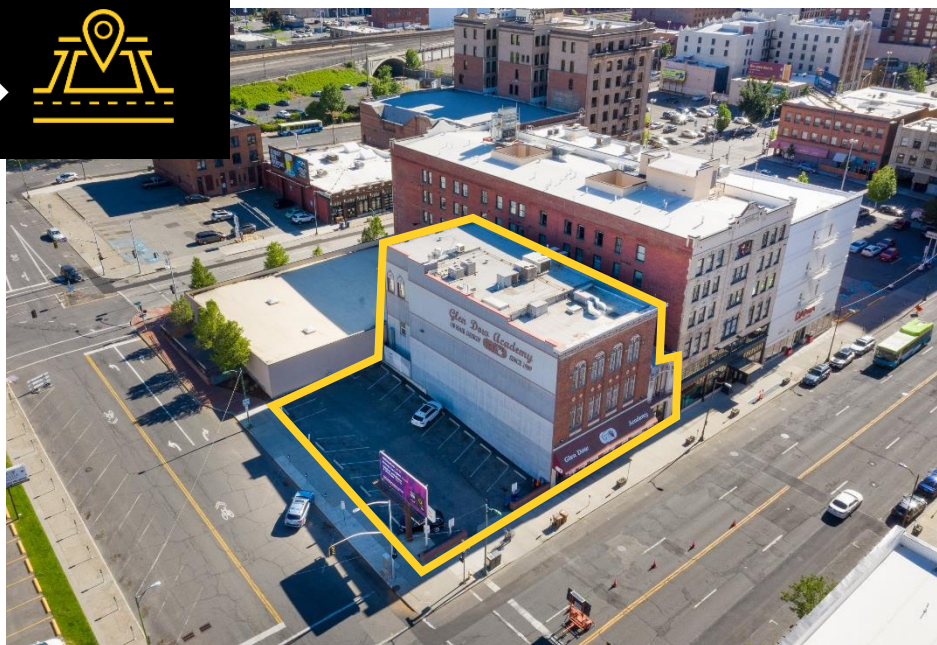
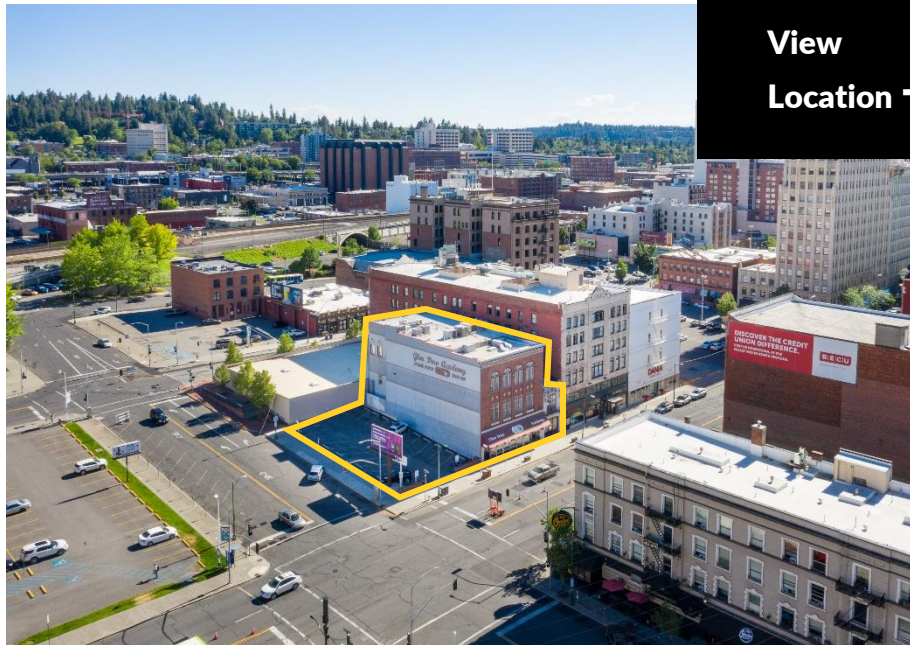
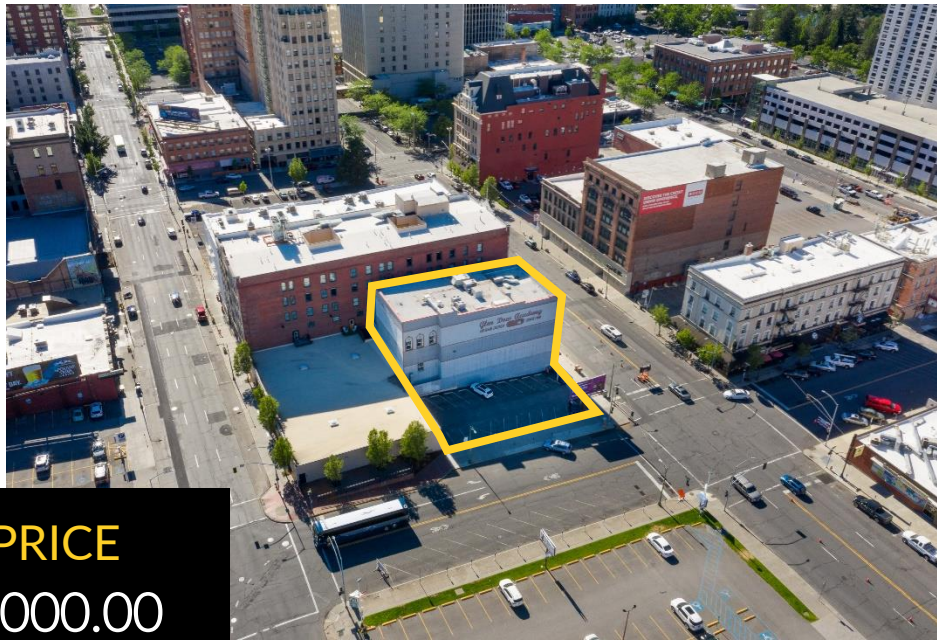




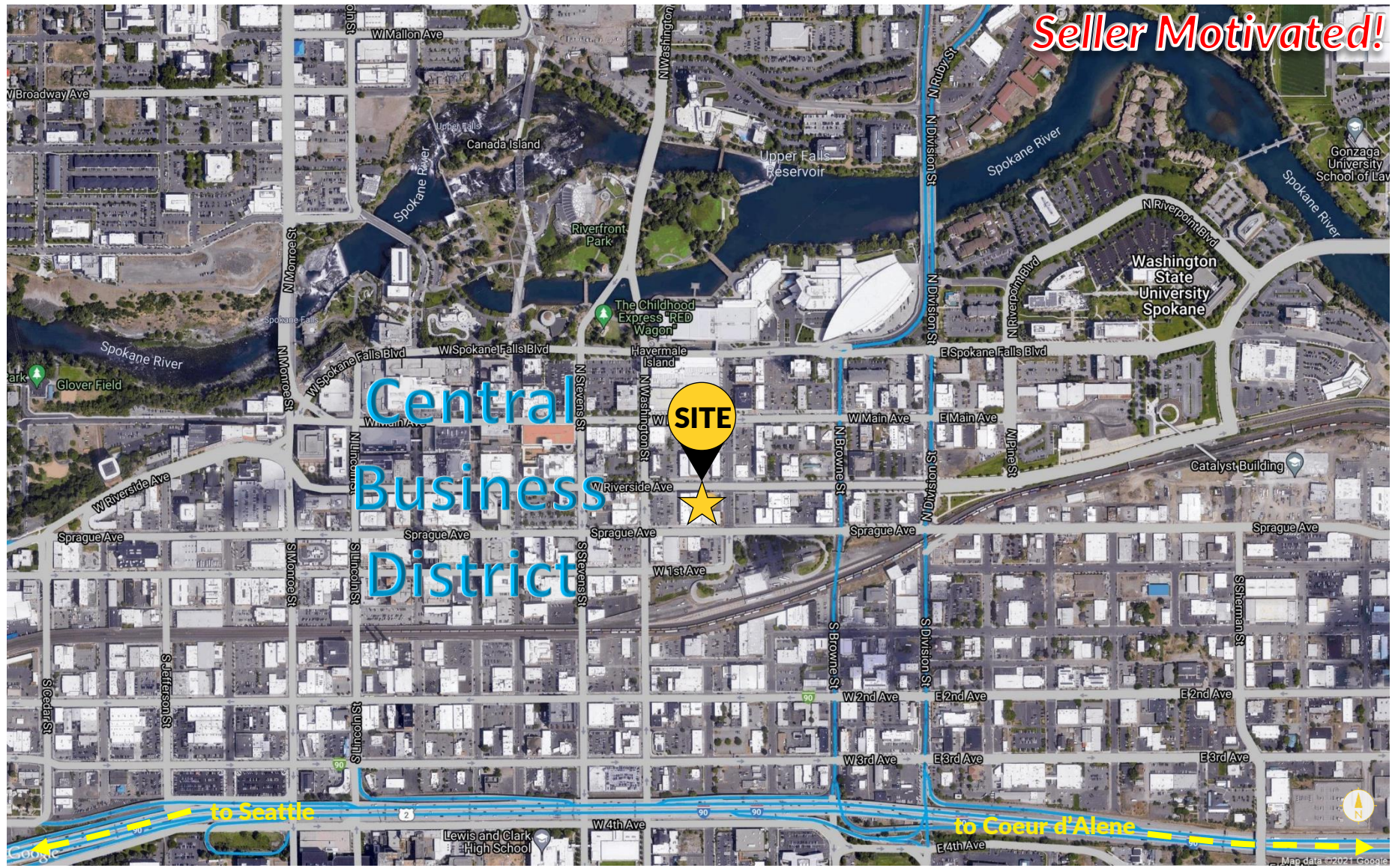
**Seller
Motivated!**

**SALE PRICE
\$2,625,000.00**

**View
Location →**



Seller Motivated!



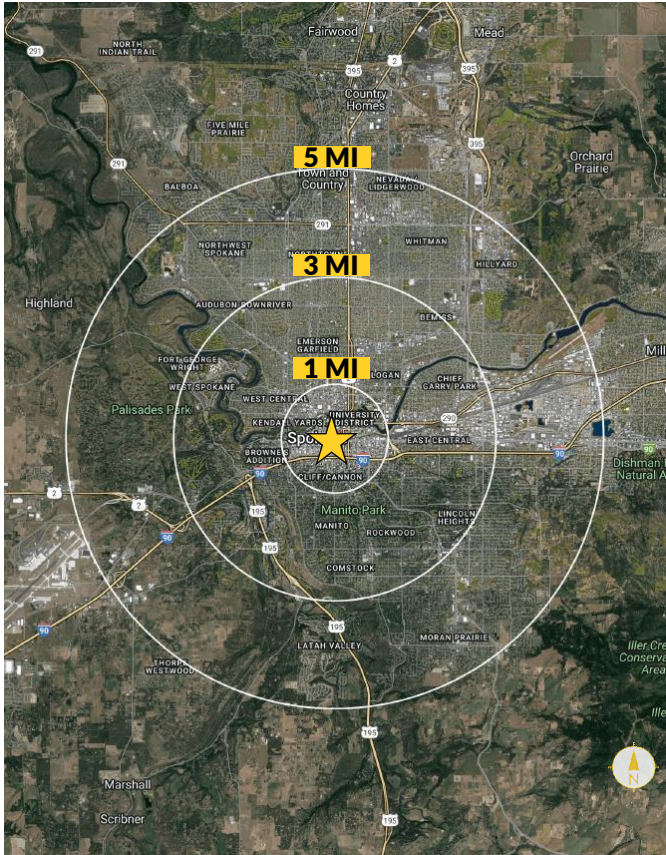
THE AREA

DEMOS & TRAFFIC

**OFFICE / RETAIL BUILDING
FOR SALE**



Seller Motivated!



	1Mi	3Mi	5Mi
Estimated Population (24)	15,114	119,159	232,375
Projected Population (29)	16,075	120,623	233,307
Census Population (20)	13,289	115,056	277,044
Historical Annual Growth (20-24)	0.0%	0.9%	0.6%
Projected Annual Growth (24-29)	1.3%	0.2%	0.0%
Estimated Households (24)	7,965	52,517	100,187
Average Household Income (24)	\$66,678	\$91,158	\$98,579
Median Household Income (24)	\$43,291	\$65,931	\$72,393
Median Age (24)	36.3	36.4	36.9
Estimated Daytime Demographic (24)	53,846	115,536	188,703



Riverside Avenue @ Bernard Street: ± 7,395 ADT

Bernard Street @ Sprague Avenue: ± 7,861 ADT

FORMER GLEN DOW ACADEMY FOR SALE

 309 W. Riverside Avenue
Spokane Valley, WA 99201

KIEMLEHAGOOD

KIEMLE HAGOOD | 509.838.6541
601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201
KIEMLEHAGOOD.COM

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For more information on this opportunity:



JAMES G. QUIGLEY, MANAGING BROKER

D | 509.755.7560 C | 509.701.2211

jgq@kiemlehagood.com



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