



LIGHT INDUSTRIAL LAND FOR SALE WITH SINGLE FAMILY RESIDENCE

1903 E. Main Ave., Spokane, WA 99202

- LOCATION:** Good central location west of Napa between Trent and Sprague, just blocks from I-90 and Spokane's Central Business District.
- SITE:** ±7,100 SF (50' x 142') parcel number: 35163.2704
- ZONING:** City of Spokane, LI — Light Industrial; zoning allows for commercial parking, office, vehicle service & repair, warehouse, manufacturing, freight & wholesale
- IMPROVEMENTS:** SFR: ±832 SF 1st floor plus 832 SF basement — existing single family residential structure is on the site
- Age: 1904
- Water: City of Spokane
- Sewer: City of Spokane; connection record dated 5/27/1948
- SALE PRICE:** \$200,000.00

OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

Mark Lucas, SIOR |

509.755.7524

mlucas@kiemlehagood.com

Tracy Lucas |

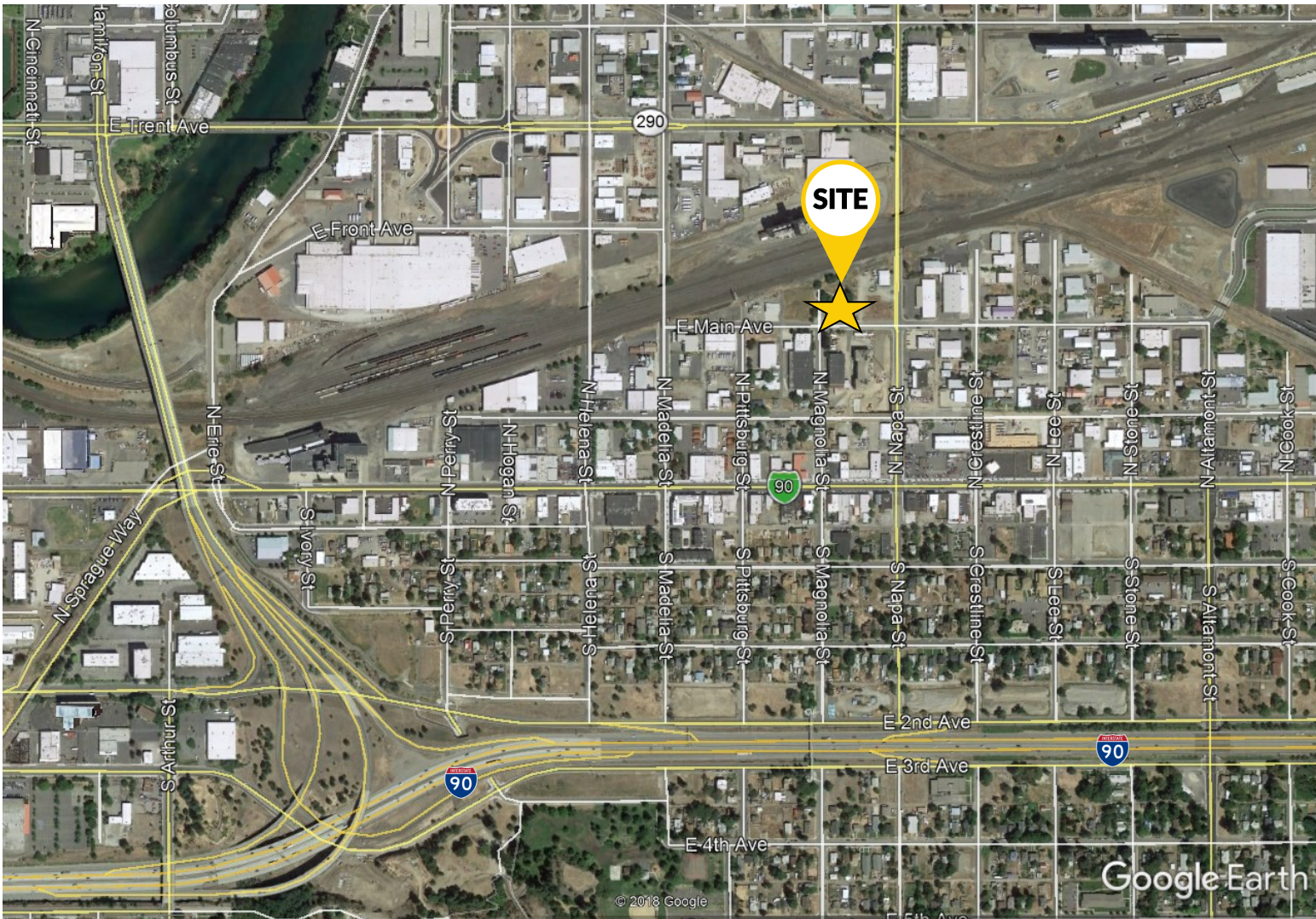
509.755.7558

tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

601 W. Main Avenue, Suite 400
Spokane, WA 99201

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 09/10/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Main E. 1903 Sale.PUB



1903 E. Main Avenue, Spokane, WA 99202

