



FOR SALE

COMMERCIAL / RETAIL / SHOWROOM / INVESTMENT

4630 E. Sprague Ave., Spokane, WA 99212

LOCATION:	Situated at the south west corner of Sprague Avenue and Custer Road between Havana and Fancher, minutes to I-90. Near major retailers such as Walmart Supercenter, Costco, Lowes and Home Depot.	
SITE:	±79,200 SF (1.82 acres); parcel #35232.0501 & 35232.0504	
ZONING:	City of Spokane, CMU, Corridor Mixed Use, allows for light manufacturing, assembly, retail, wholesale, warehousing, sales and service	
IMPROVEMENTS:	Building Footprint:	±35,640 SF per county records
	Heat/Cooling:	HVAC, separately metered suites
	Loading:	Dock and grade loading
	Power:	3 phase, power to the building serviced by Avista Utilities
	Sprinklered:	Yes
	Sewer:	Spokane County, connection record 2006
	Water:	Carnhope Irrigation District #7
	Construction Type:	Concrete Tilt
	Age:	1991, remodeled in 2006
	Ceiling Height:	18'11" to 19'4"
	Parking:	Parking in common between all tenants
LEASE INFO:	\$15,000/Month/NNN asking rent ~ VACANT 15,000 SF, former Advanced Auto Parts \$3,300/Month/NNN ~ Cabinets Plus \$8,374/Month/NNN ~ Emser Tile	
SALE PRICE:	\$5,200,000.00	

**View
Location**



MARK LUCAS, SIOR

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TRACY LUCAS

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**KIEMLE
HAGOOD**

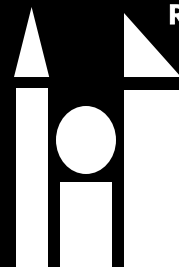
JIM BONUCELLI

ROB AMSDEN

509.924.9730

**VILLAGE
SQUARE**

REALTY, INC.



4630 E. Sprague Avenue, Spokane, WA 99212



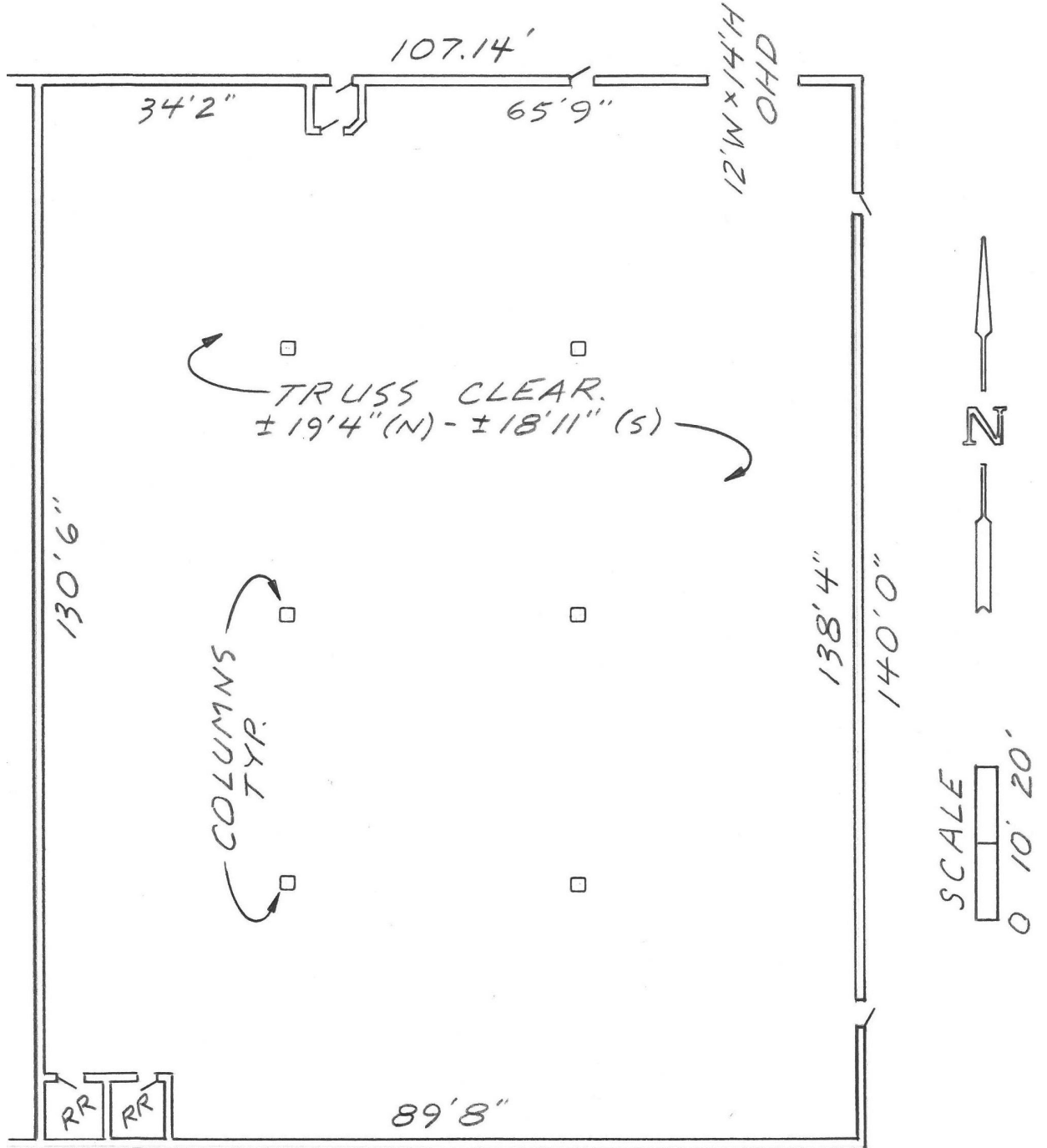
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FLOOR PLAN

4630 E. Sprague Ave.,
Spokane, WA 99212

**15,000 SF AVAILABLE
FOR OWNER/USER OR TENANT**

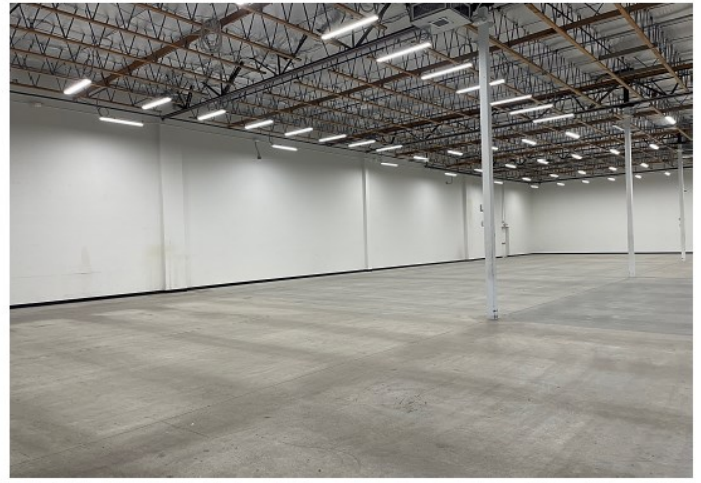
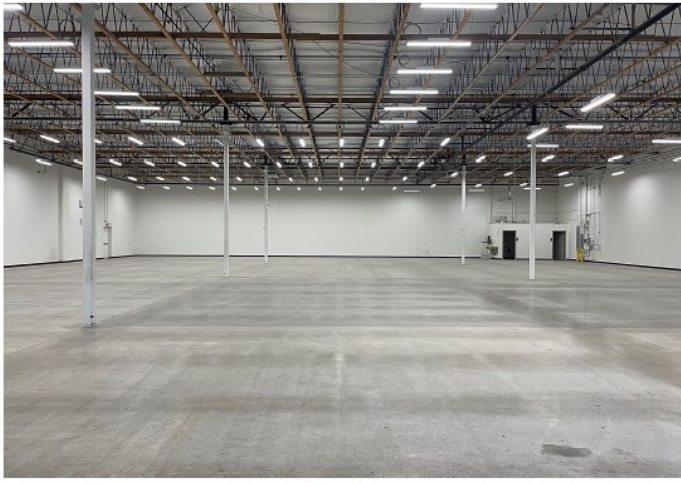
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KIEMLEHAGOOD.COM



FOR SALE

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Spokane, WA 99212

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201

OFFICE LOCATIONS

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

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