

# 3112 N DIVISION STREET

FOR SALE: 7,040 SF

SPOKANE, WA 99207

## INVESTOR/OWNER USER OPPORTUNITY



## SALE INFORMATION

Building Size	Land Size	Grade Level Doors	Sale Price	Cap Rate
7,040 SF	1.02 Acres	8 (2 oversized)	\$995,000,000	8.6%

Positioned along one of Spokane's most established commercial corridors, 3112 N Division Street offers exceptional visibility, strong traffic counts, and convenient access to downtown Spokane, Gonzaga University, and the North Spokane trade area. This highly recognizable location provides outstanding frontage on North Division Street. Surrounded by national retailers, restaurants, and dense residential neighborhoods, the property benefits from consistent consumer activity and long-term growth within the market. With excellent accessibility, prominent signage opportunities, and a central location in the heart of Spokane, this property presents a rare opportunity for owners, investors, or businesses seeking a strategic presence in a high-demand corridor within Spokane.



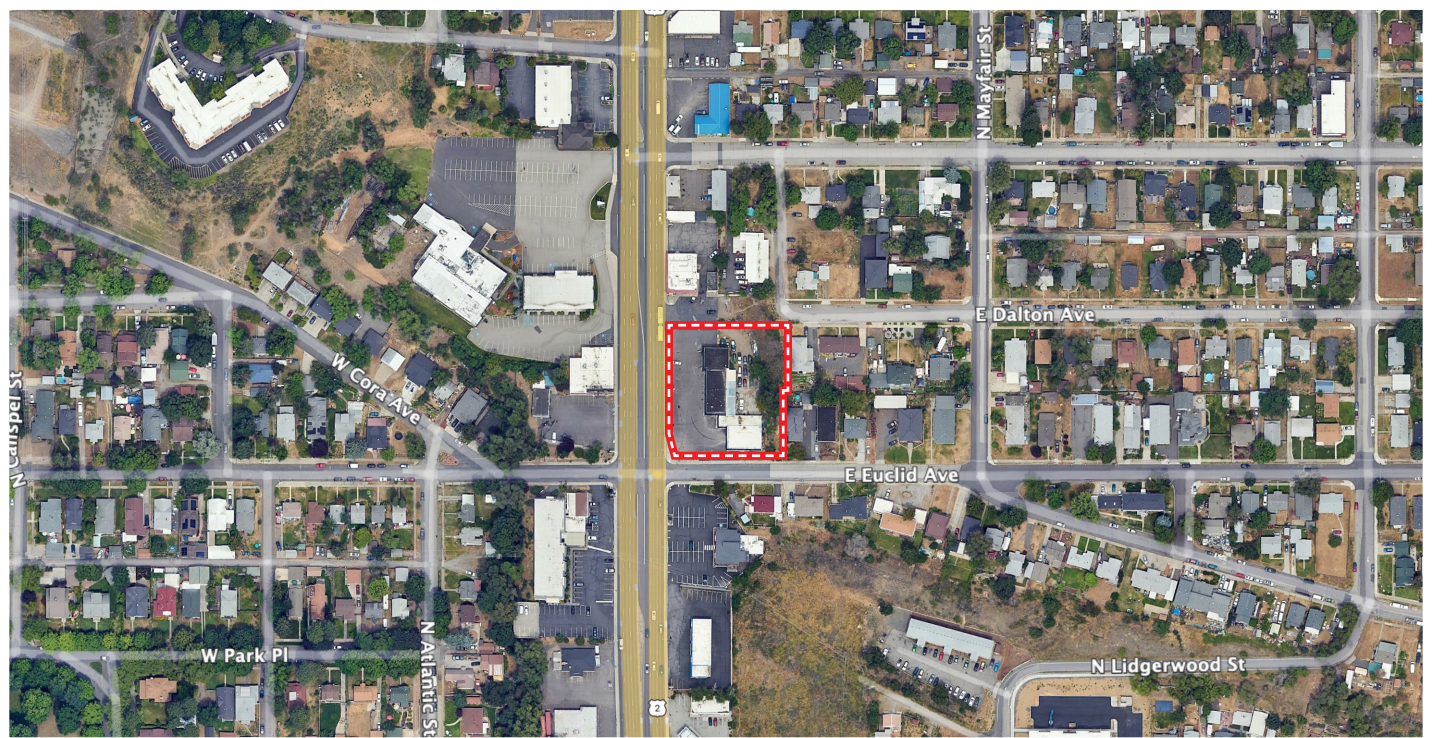
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