

INDUSTRIAL SITE FOR SALE

5+ ACRE FENCED YARD SPACE

**3900 E. FRANCIS AVE. & 6103 N. MYRTLE ST.
SPOKANE, WA 99217**



OFFERING SUMMARY

Sale Price	\$2,960,000
Available	Within 60 Days
No. of Parcels	2
Land Size	5.66 AC 246,550 SFT
Zoning	HI
APN	36341.0601 36341.0108



PROPERTY VIDEO - CLICK HERE

**STEVEN DAINES
SETH PETERSON**

• 509.590.9114 • STEVEN@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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DC
DAINES CAPITAL
COMMERCIAL REAL ESTATE

PROPERTY DETAILS

- Fully fenced along both parcels
- Flat land
- Sidewalks around entire property
- 2 curb cuts along E. Francis Ave. ★
- Surrounding streets fully paved
 - N. Julia St.
 - E. Dalke Ave.
 - N. Myrtle St.
- Water available in 3 locations
- 3 Phase Power
- Est. 30 Days to remove current possessions of the property
- Great surrounding neighbors including:
 - Vermeer Mountain West, SiteOne Landscape Supply, US Foods, Maverick, Safeway, Hitters Golf Lounge, Shoot 360



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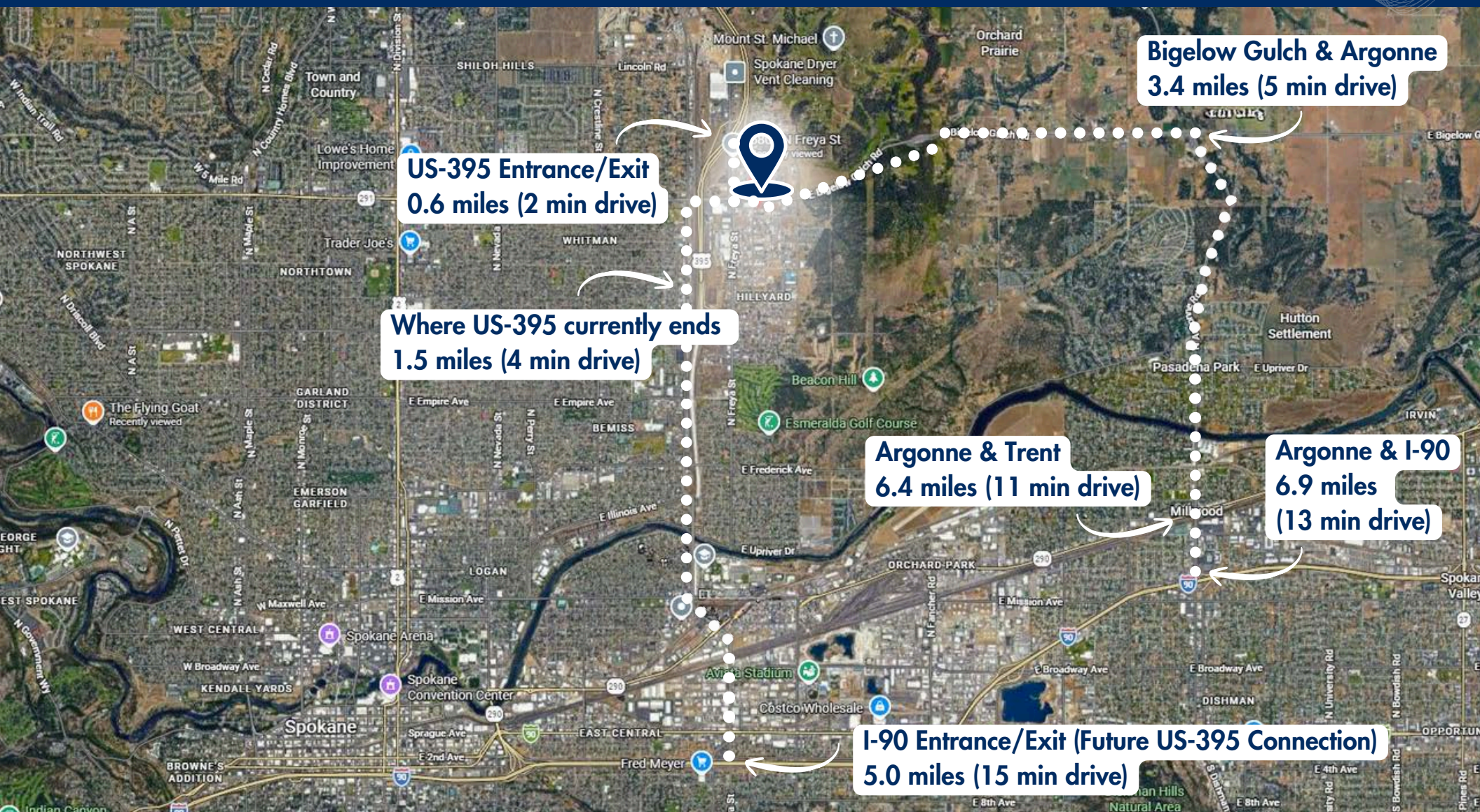
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DEMOGRAPHICS	1 MILE	3 MILE
Population	3,870	65,504
Households	1,522	26,724
Median Age	39	38
Median HH Income	\$48,124	\$57,566
Daytime Employees	3,046	25,670
Population Growth '25 - '30	2.25%	1.54%
Household Growth '25 - '30	2.17%	1.56%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Francis Ave. E	E. Francis Ave. W	33,897
E. Francis Ave.	N. Freya St. E	18,559
E. Bigelow Gulch Rd.	E. Bigelow Gulch Rd. W	15,744

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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