

For Sale

# Commercial Bldg

# NAI Black



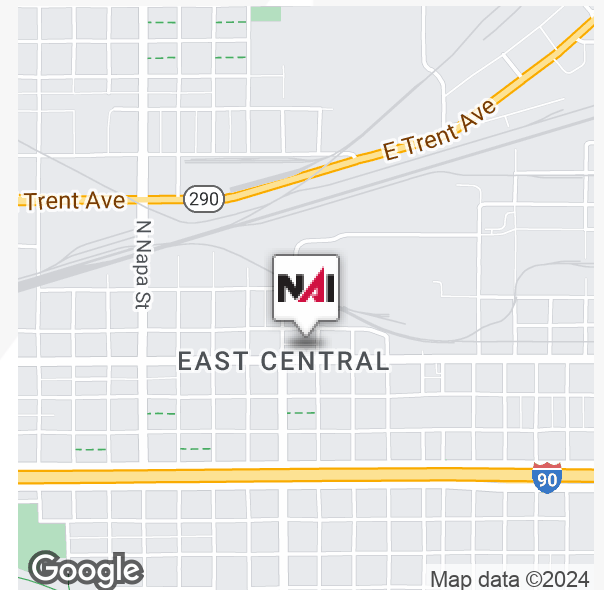
## 2423 E Sprague Ave

Spokane, Washington 99202

### Property Description

- Attractive Brick Storefront
- Building Size: 2,100 SF ± (42x50)
- Rear Parking Lot (5 to 10 Spaces, Can Stack)
- Lot Size: 6,000 SF ± (50x120)
- Inside Needs Remodeled
- Owner Terms Available with 20-25% Down

**Sale Price: \$289,900**



For more information

**Jim Orcutt**

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CHIEF GARRY PARK

# NAI Black



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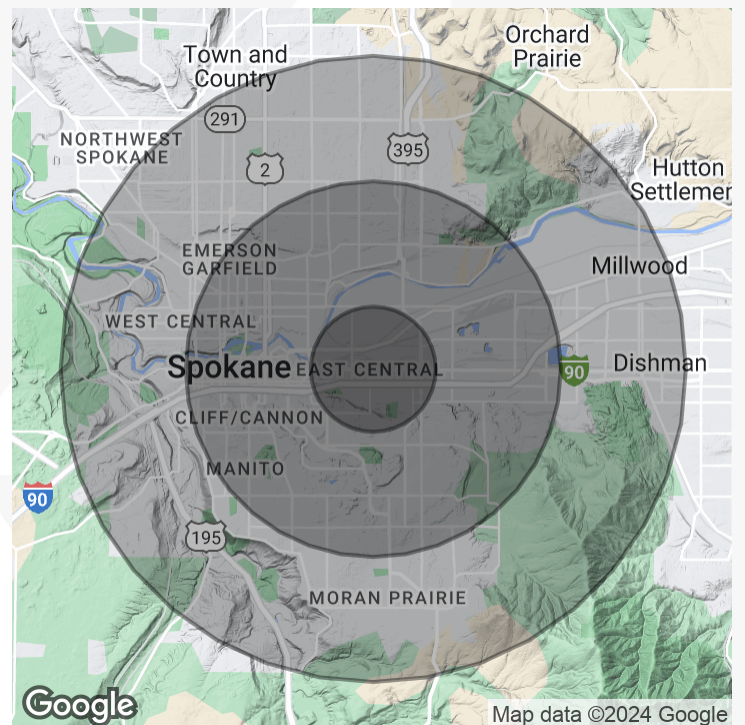


Population	1 Mile	3 Miles	5 Miles
Total Population	9,720	113,083	239,382
Average Age	34.6	37.1	38.2
Average Age (Male)	34.5	36.6	36.9
Average Age (Female)	38.5	38.7	39.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,471	46,769	100,567
# of Persons per HH	2.67	2.27	2.30
Average HH Income	\$66,378	\$80,262	\$83,950
Average House Value	\$138,801	\$204,374	\$203,718

\* Demographic data derived from Esri forecast for 2023



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