

Retail Site  
**For Sale**

**NAI**Black



**BERKSHIRE  
HATHAWAY**  
HomeServices



## 8104 - 8122 E Sprague Avenue

Spokane, Washington 99212

[VIEW PROPERTY VIDEO](#)

### Property Description

Located on the SWC of Sprague & Vista (Controlled Intersection)

- 25,850 Vehicles per Day

Three Parcels: 57,527± SF of buildable land

- 8122 E Sprague:
  - 24,527± SF vacant land
- 8112 E Sprague:
  - 20,000± SF land
  - 3,300± SF former bank building
    - Occupied month-to-month: \$3,000/Mo. NNN
- 8104 E Sprague:
  - 13,000± SF land
  - 3,120± SF office/retail building
    - Occupied month-to-month: \$1,530/Mo. Mod. Net
- Combined Parcel Dimensions: 288' X 200'
- Parcel #'s: 45192.0301, .9043, and .9093
- Zoning: Regional Commercial (RC)

**Sale Price: \$1,300,000**

For more information

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Property Lines are Approximate



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By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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