

For Sale

Office Building

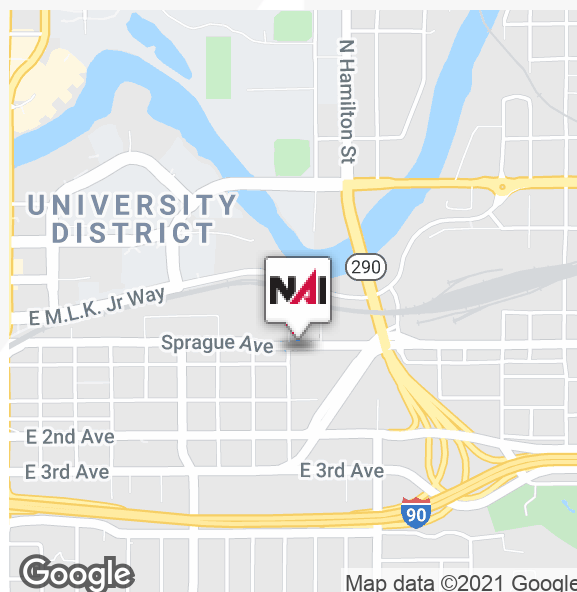


808 E Sprague Avenue

Spokane, Washington 99202

Property Description

Building Size: 17,568 SF +/-
 Lot Size: 1.07 Acres +/-
 Zoning: GC-150
 Year Built: 1926, Remodeled 2002
 Parcel Number: 35201.0111
 New TPO Membrane Roof- 2010
 Server Room
 Fiber Optic
 Three Parking Stalls per 1,000 RSF
 Traffic Count: 10,600 ADT (Sprague Avenue)



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,838	53,754	9,898
Total Population	13,335	126,200	233,111
Average HH Income	\$47,952	\$66,151	\$69,743

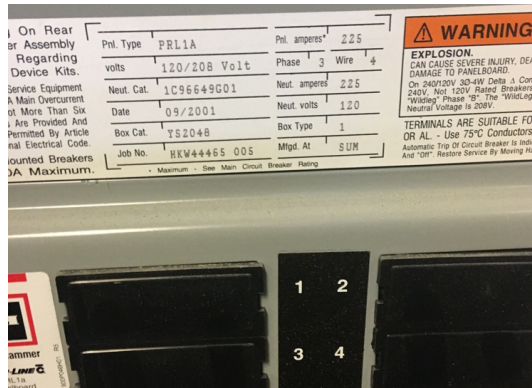
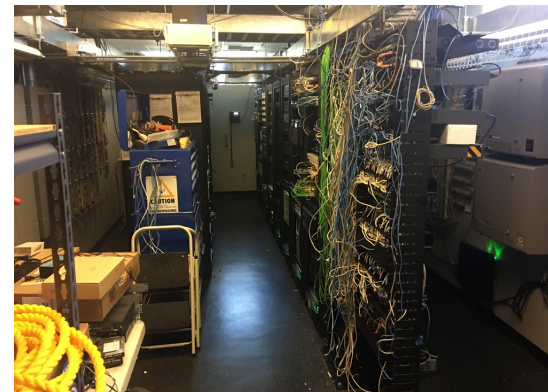
Sale Price: \$1,900,000

For more information
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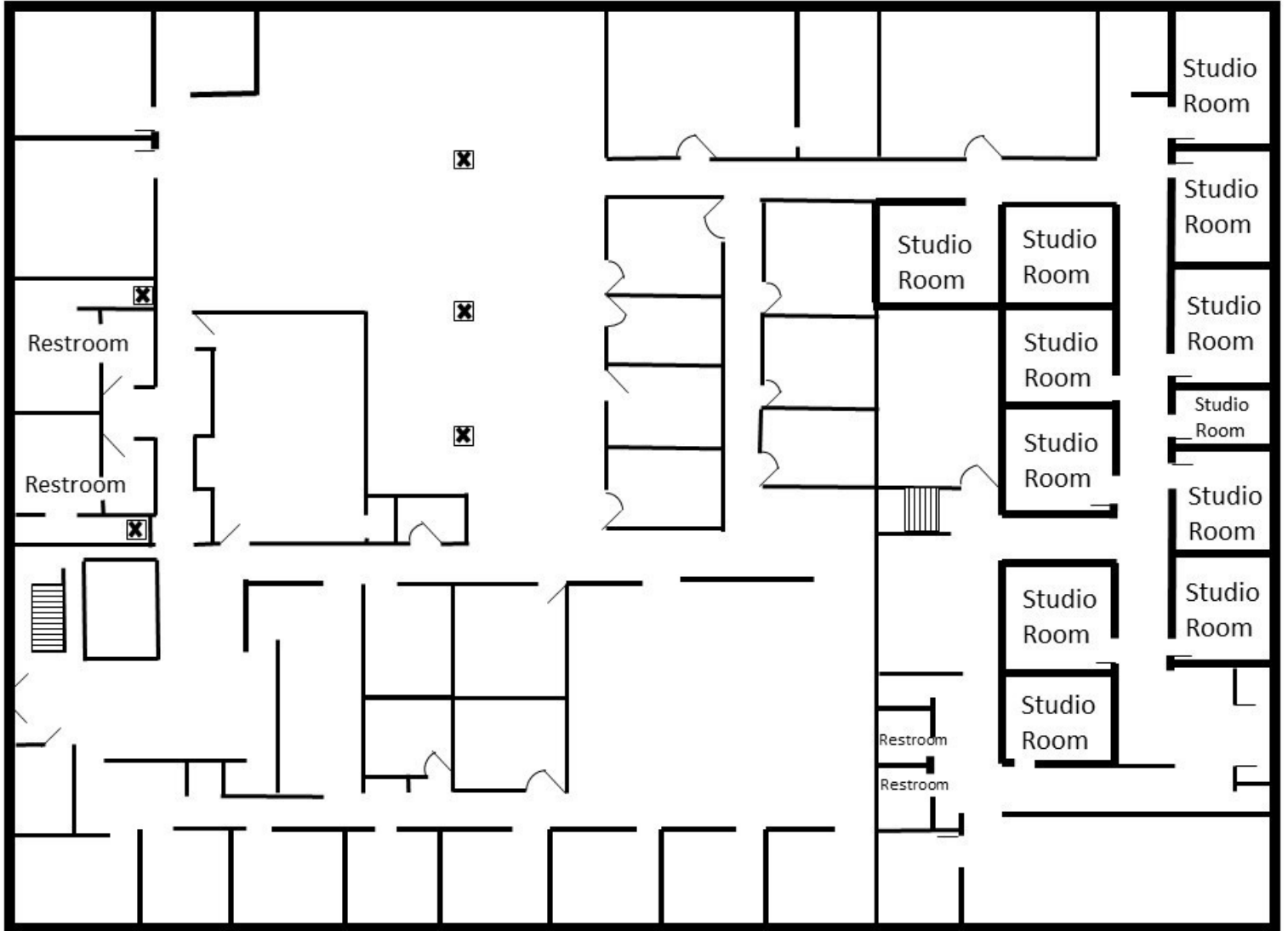


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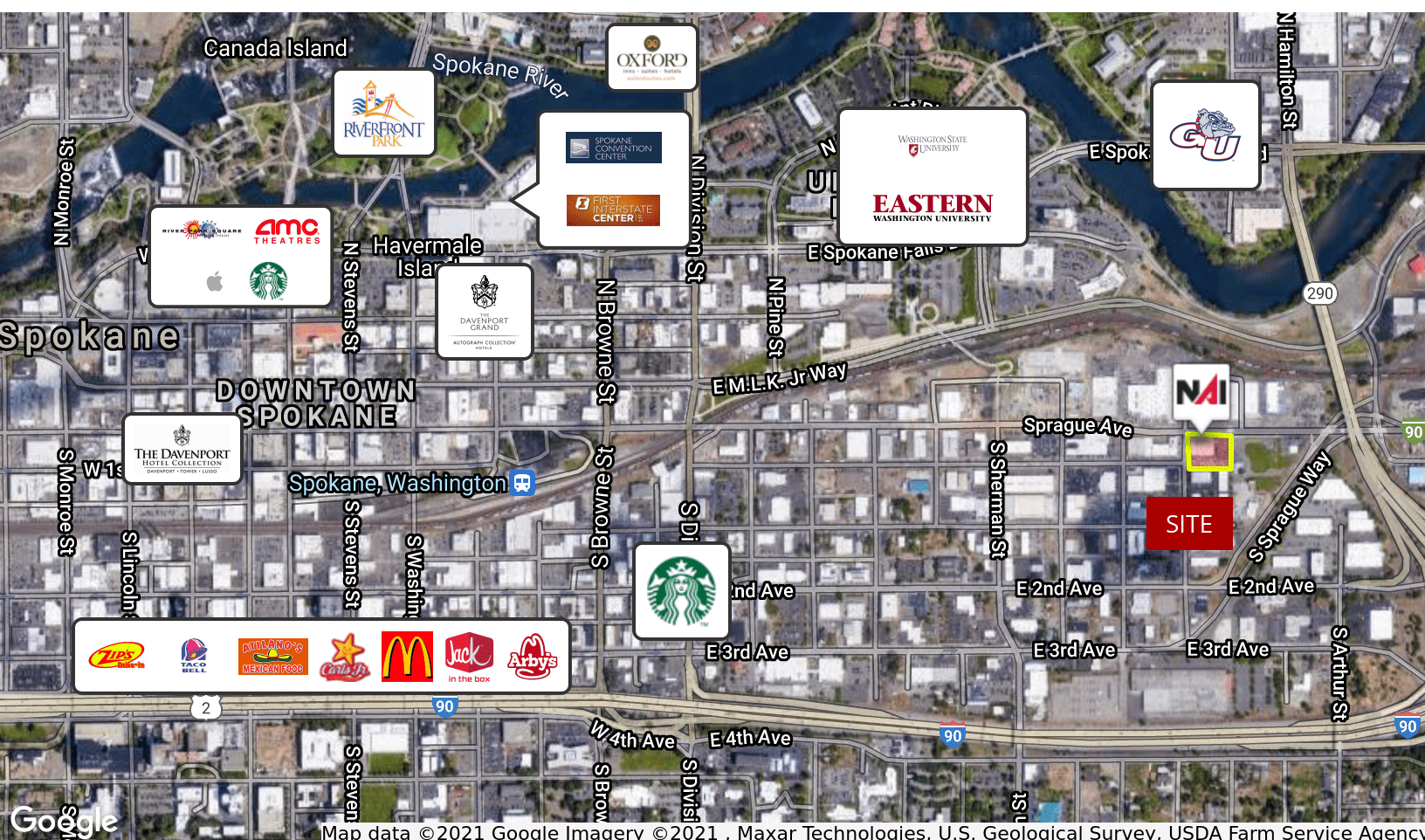
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