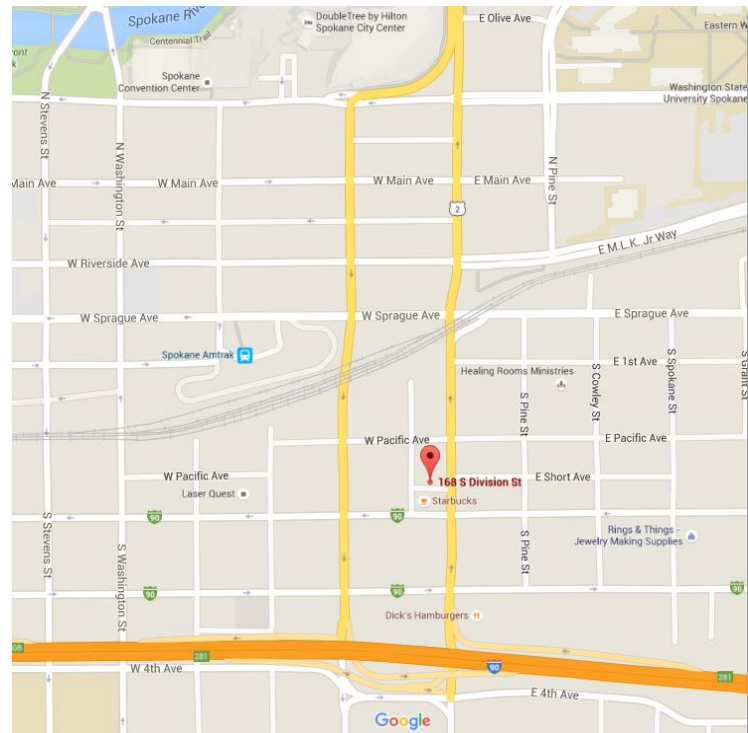




168 S. Division Street, Spokane, WA 99202

Property Features:

- Building Size: 7,200 USF ± Above Grade
 - Street Level: 4,240 USF ±
 - 11' Ceiling Height.
 - 2nd Floor: 2,960 USF ±
 - Basement: 3,640 USF ±
- Interior Improvements:
 - Complete Remodel in 2009
 - Exposed Brick & Beam Throughout
 - 4 ADA Restrooms & 2 Staff Restrooms
 - Showers & Steam Room
- Parking: 4 Stalls
 - 2 Secured (in Courtyard) & 2 on West End
 - Adjacent Lot Parking (Up to 18 spots at \$50 to \$60).
 - Metered & Non-Metered Street Parking Available
- ADT: 27,000 on Division St. & 13,000 on 2nd Ave
- Lot Size: 6,920 SF ±
- Parcel Number: 35191.0906
- Zoning: Downtown General (DTG)
- Leased thru 10/31/2023
- NOI \$66,200



For More Information, Contact:

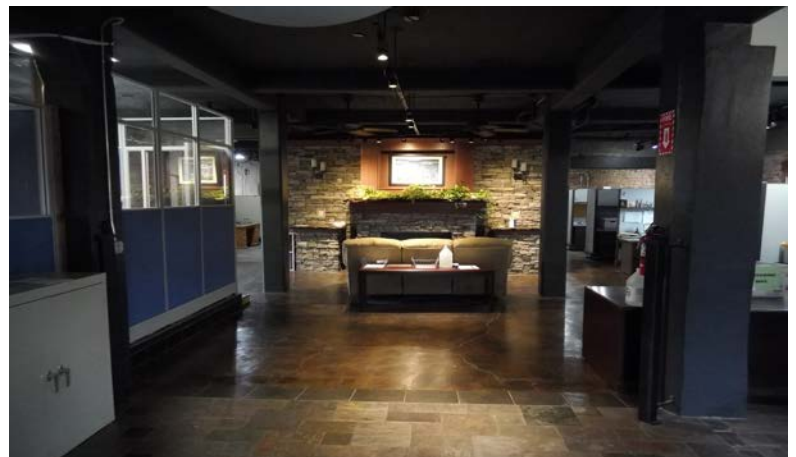
Mark C. McLees

509 622 3554

mmclees@naiblack.com

Sales Price: \$1,100,000

168 S. Division Street



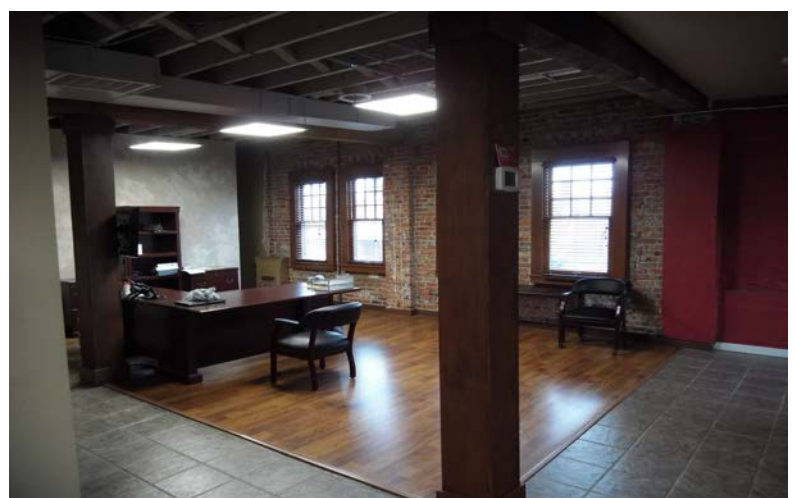
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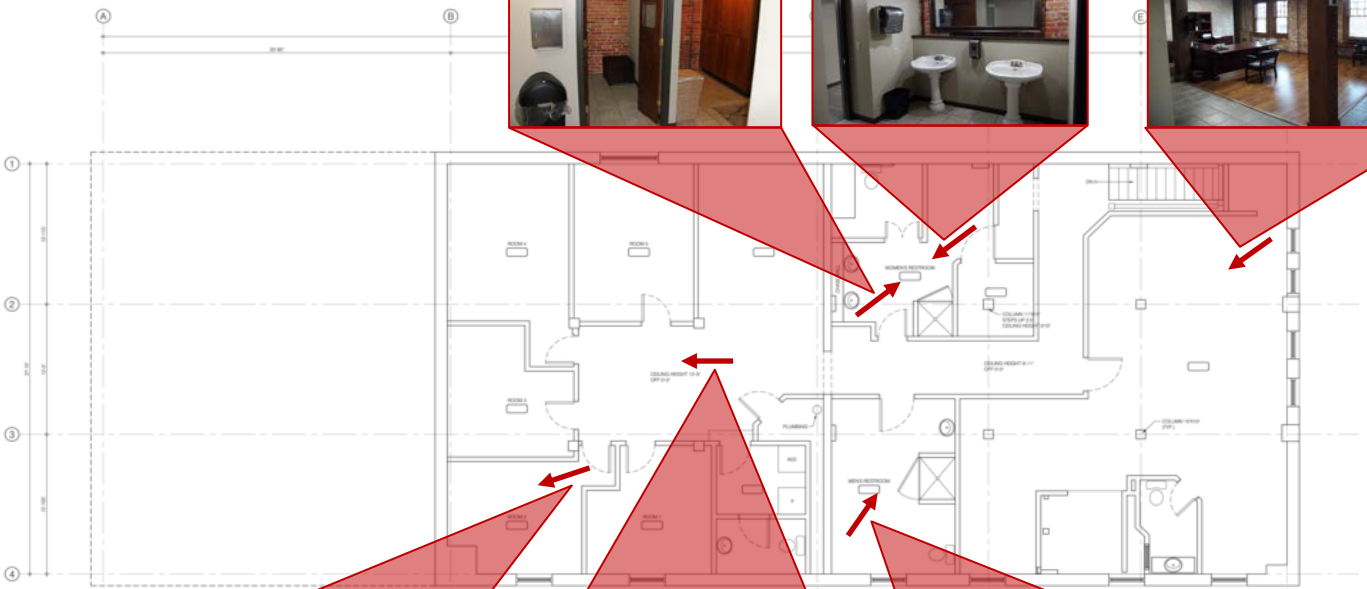
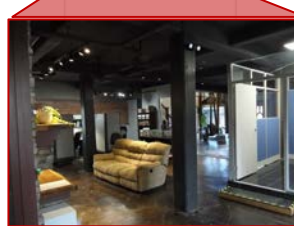
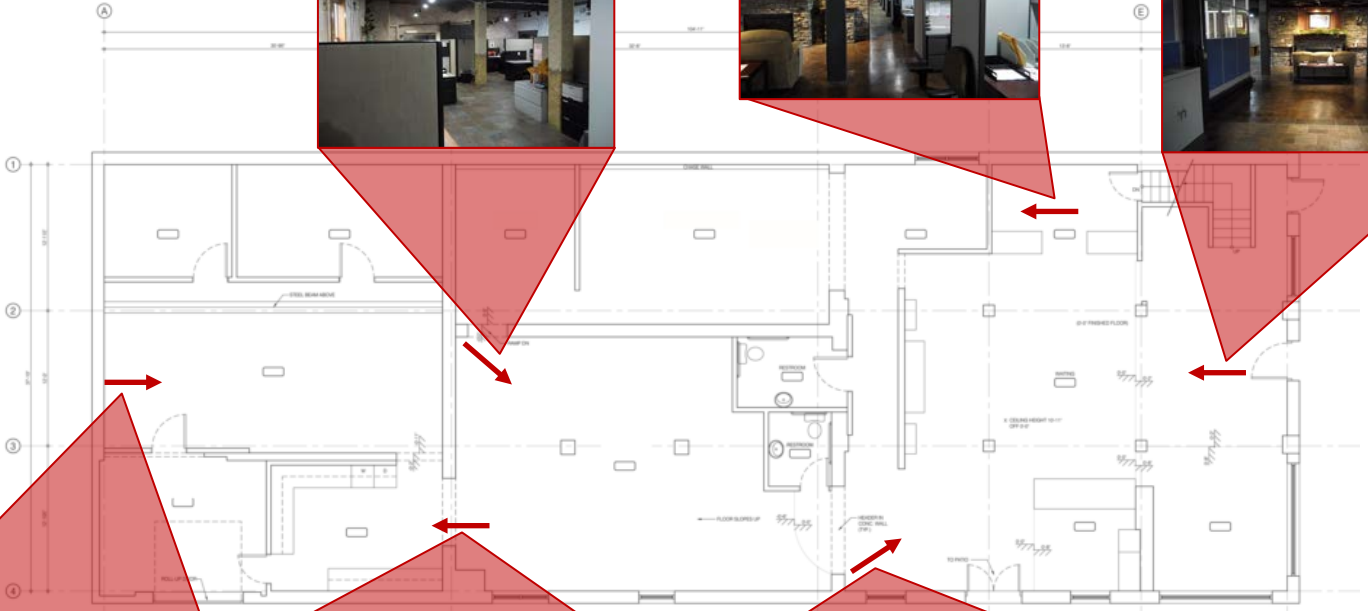
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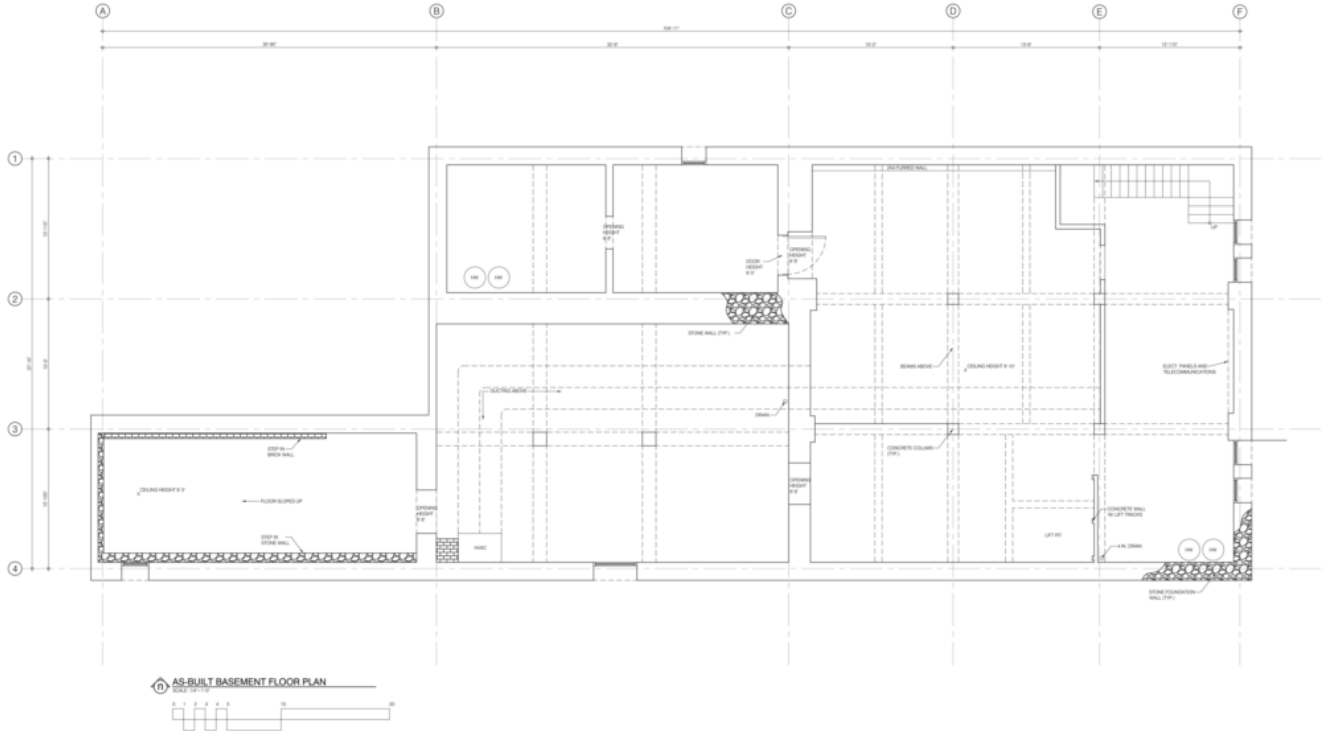
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168 S. Division Street

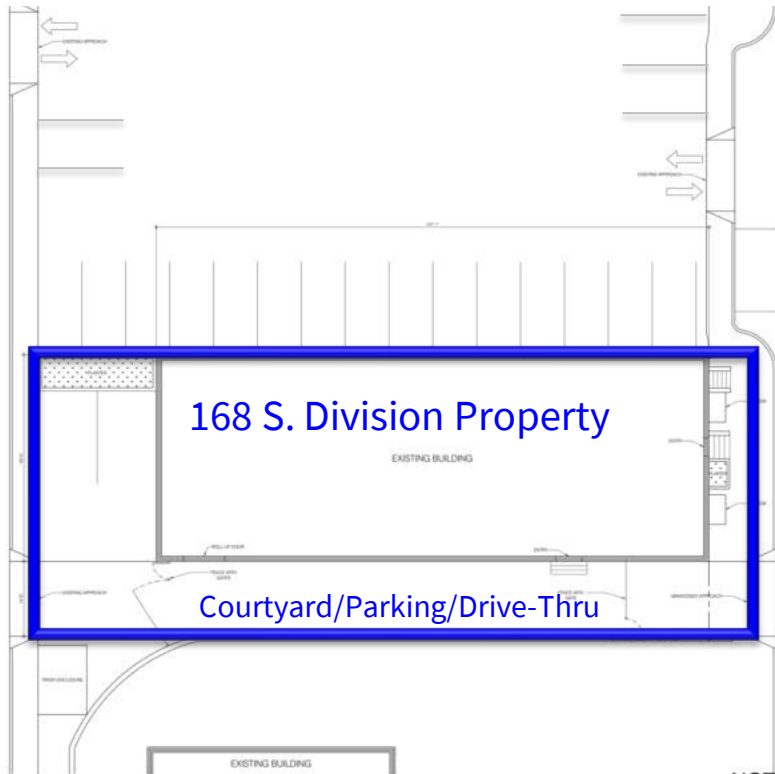




NOT FOR CONSTRUCTION
PROGRESS SET: 06.12.14

AB-4

BASEMENT AS-BUILT PLAN



NOT FOR CONSTRUCTION
PROGRESS SET: 06.12.14

AB-1

AS-BUILT