# **N**/Black

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Downtown Historic Building For Sale

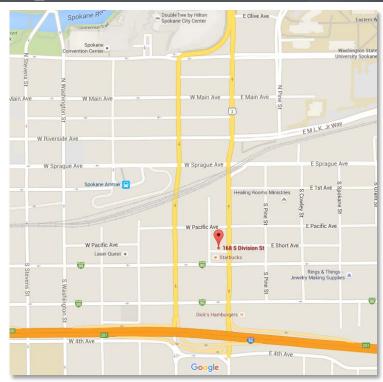
### 168 S. Division Street, Spokane, WA 99202

#### **Property Features:**

- Building Size: 7,200 USF ± Above Grade
  - Street Level: 4,240 USF ±
    - 11' Ceiling Height.
  - 2<sup>nd</sup> 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  $2^{nd}$  Ave
- Lot Size: 6,920 SF ±
- Parcel Number: 35191.0906
- Zoning: Downtown General (DTG)
- Leased thru 10/31/2023
- NOI \$66,200

## Sales Price: \$1,100,000

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#### For More Information, Contact: Mark C. McLees

509 622 3554 mmclees@naiblack.com

> Black Commercial, Inc. 801 W Riverside Ave, Suite 300 Spokane, WA 99201 509 623 1000 naiblack.com





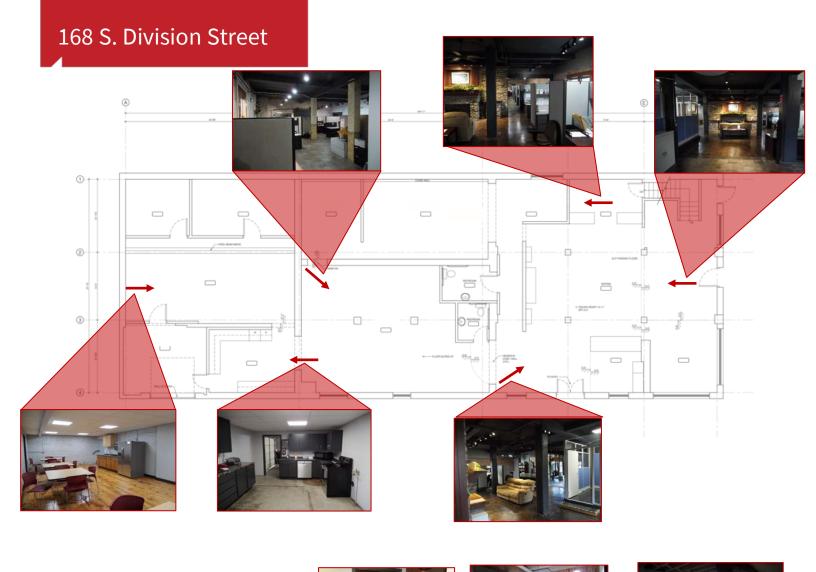


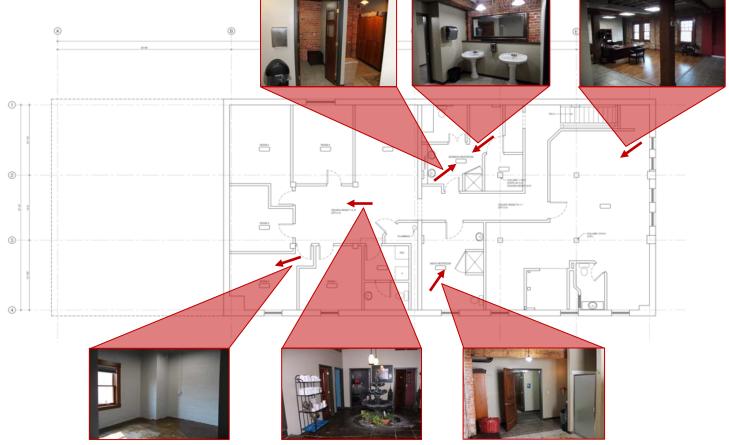
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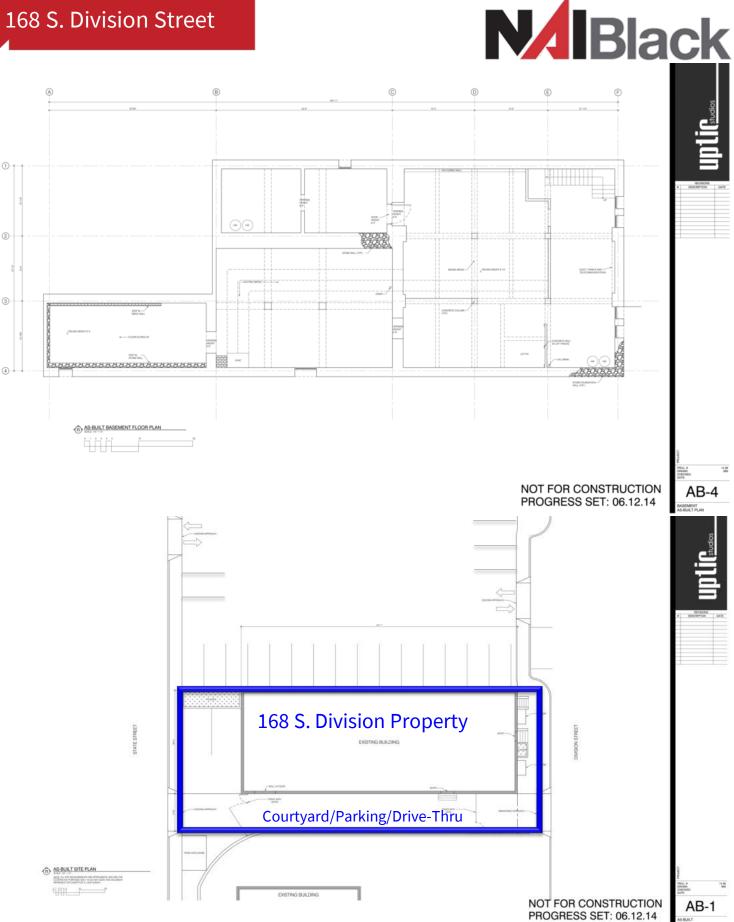
Mark C. McLees 509 622 3554 mmclees@naiblack.com











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