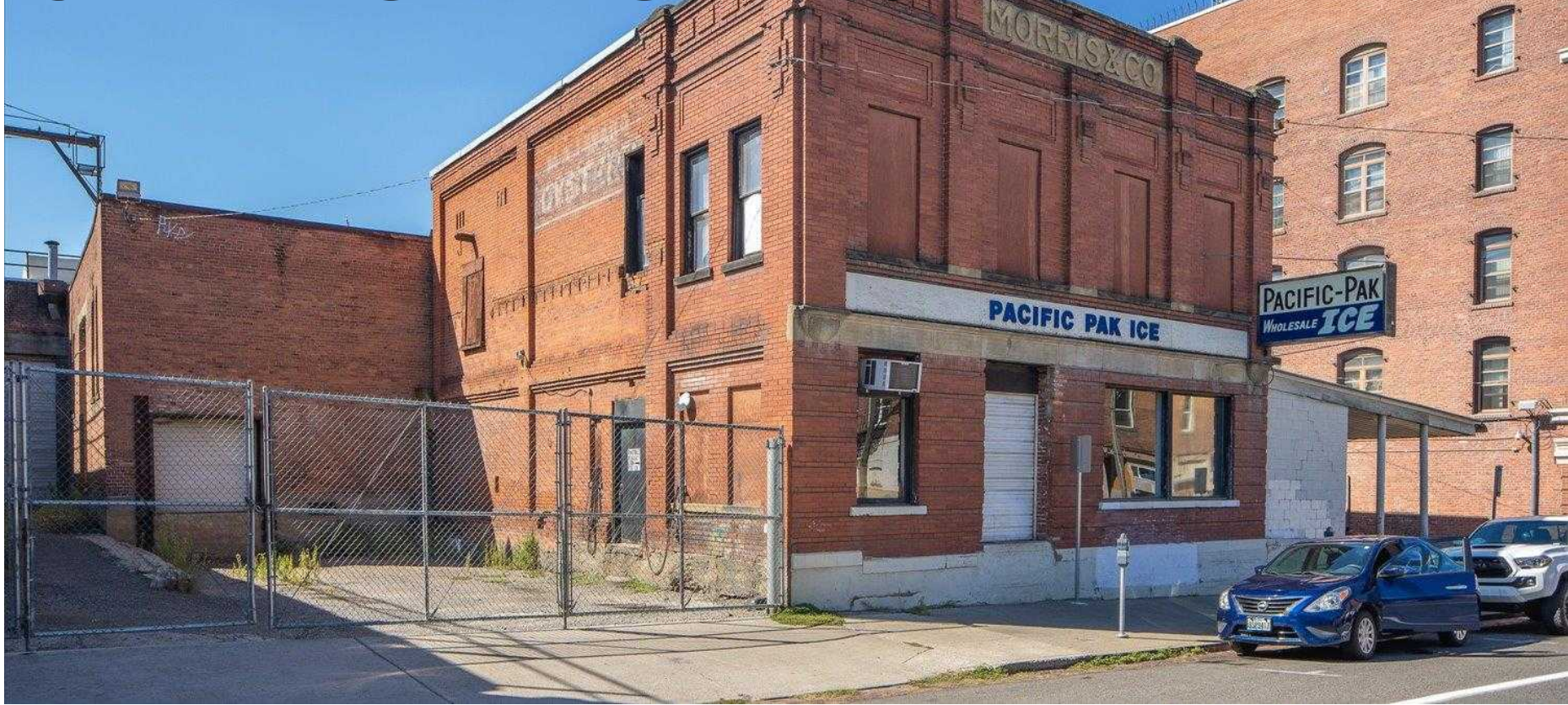


THREE-PROPERTY PORTFOLIO SALE OPPORTUNITY



PACIFIC PAK ICE BUILDING

124 S Jefferson Street, 1212 & 1216 W Railroad Avenue, Spokane, WA 99201

**ANDY BUTLER, CCIM
BROKER**

509.385.9121 andy.butler@kiemlehaood.com

**CASEY BRAZIL,
MANAGING BROKER**

509.755.7579 casey.brazil@kiemlehaood.com

[KIEMLEHAGOOD

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PROPERTY INFORMATION

Pacific Pak Ice Building

THREE-PROPERTY PORTOFILO **FOR SALE**

124 S. Jefferson Street
1212 & 1216 W. Railroad Avenue
Spokane, Washington 99201

»»» **Sale Price** \$1,300,000.00

Historic downtown properties now available for purchase. Superb visibility and location on a three-property portfolio with adaptive zoning allowing for multiple re-development opportunities.

Formerly utilized as a cold storage and ice packing facility, this purchase opportunity is adjacent to a growing number of recently revitalized commercial properties and poised for the next new phase of downtown development.

Addresses: 124 S. Jefferson Street
1212 W. Railroad Avenue
1216 W. Railroad Avenue

Parcel Numbers: 35192.5327
35192.5328
35192.5329

Total Lot Size: ±16,500 SF (±0.38 ac)

Total Building Size: ±21,677 SF per county records

Year Built: 1900 / 1911

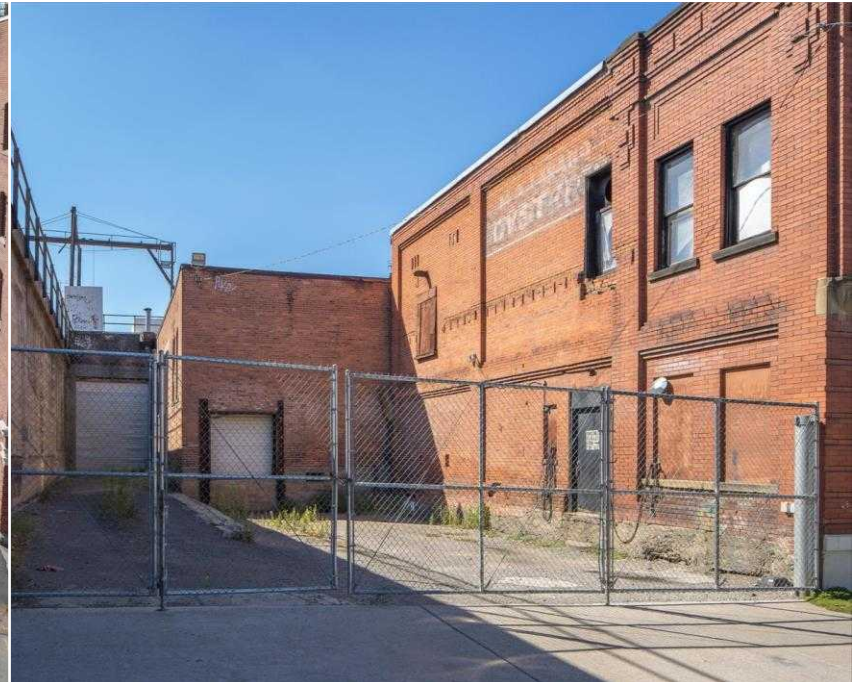
of Buildings: Three (3)



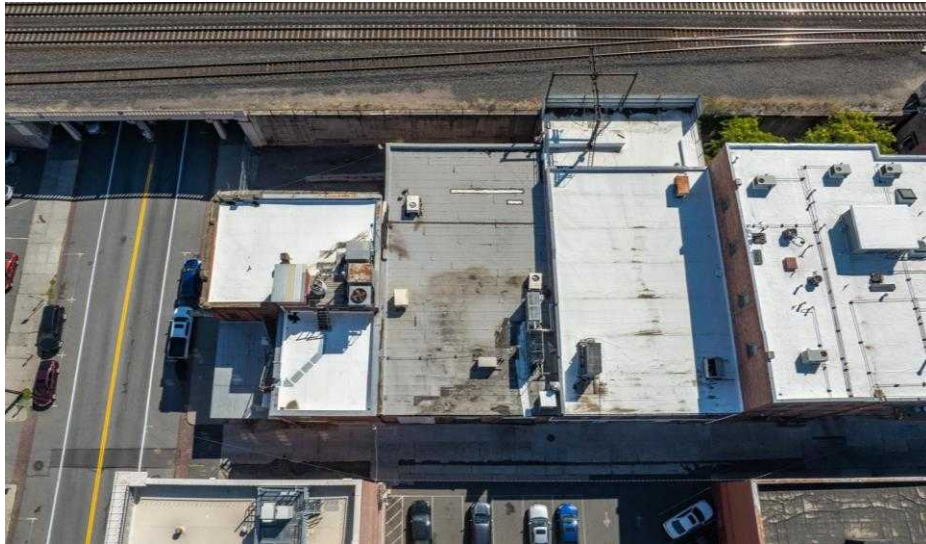
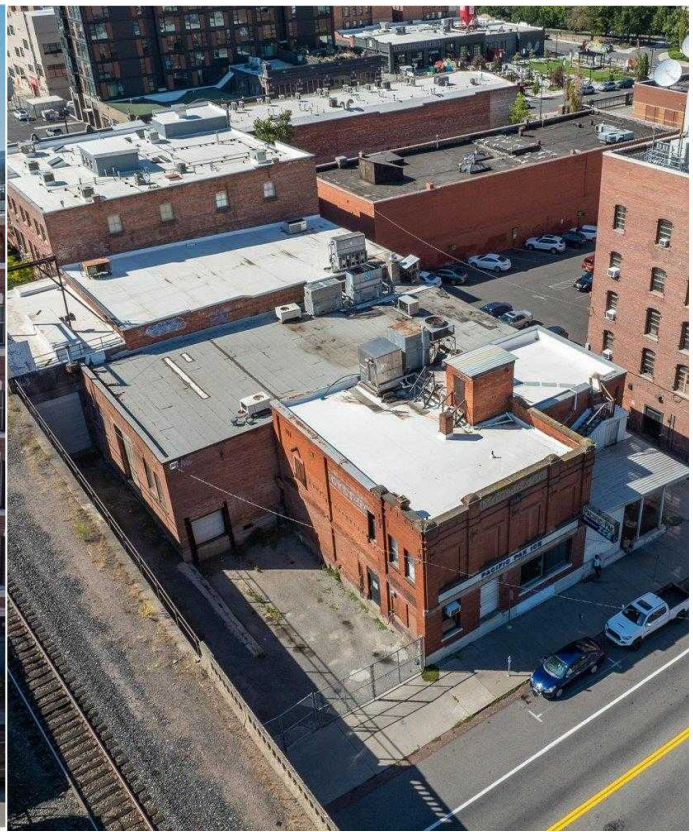
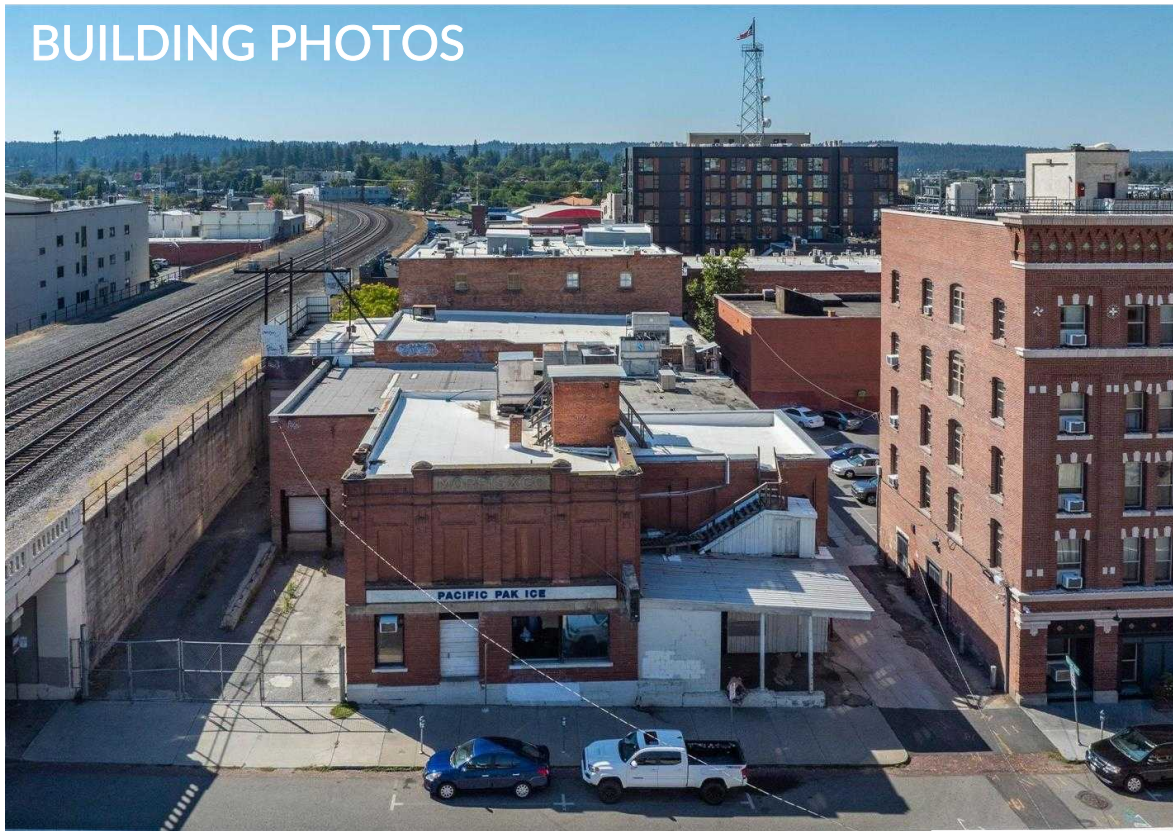
BUILDING & LOT SIZE BREAKDOWN

BUILDING	LAND SIZE	BUILDING AREA	# OF FLOORS	AREA PER FLOOR
124 S Jefferson St	5,500 SF	7,627 SF	3	2,542 SF
1212 W Railroad Ave	5,500 SF	4,650 SF	1	4,650 SF
1216 W Railroad Ave	5,500 SF	9,400 SF	2	4,700 SF
TOTAL	16,500 SF	21,677 SF		

BUILDING PHOTOS

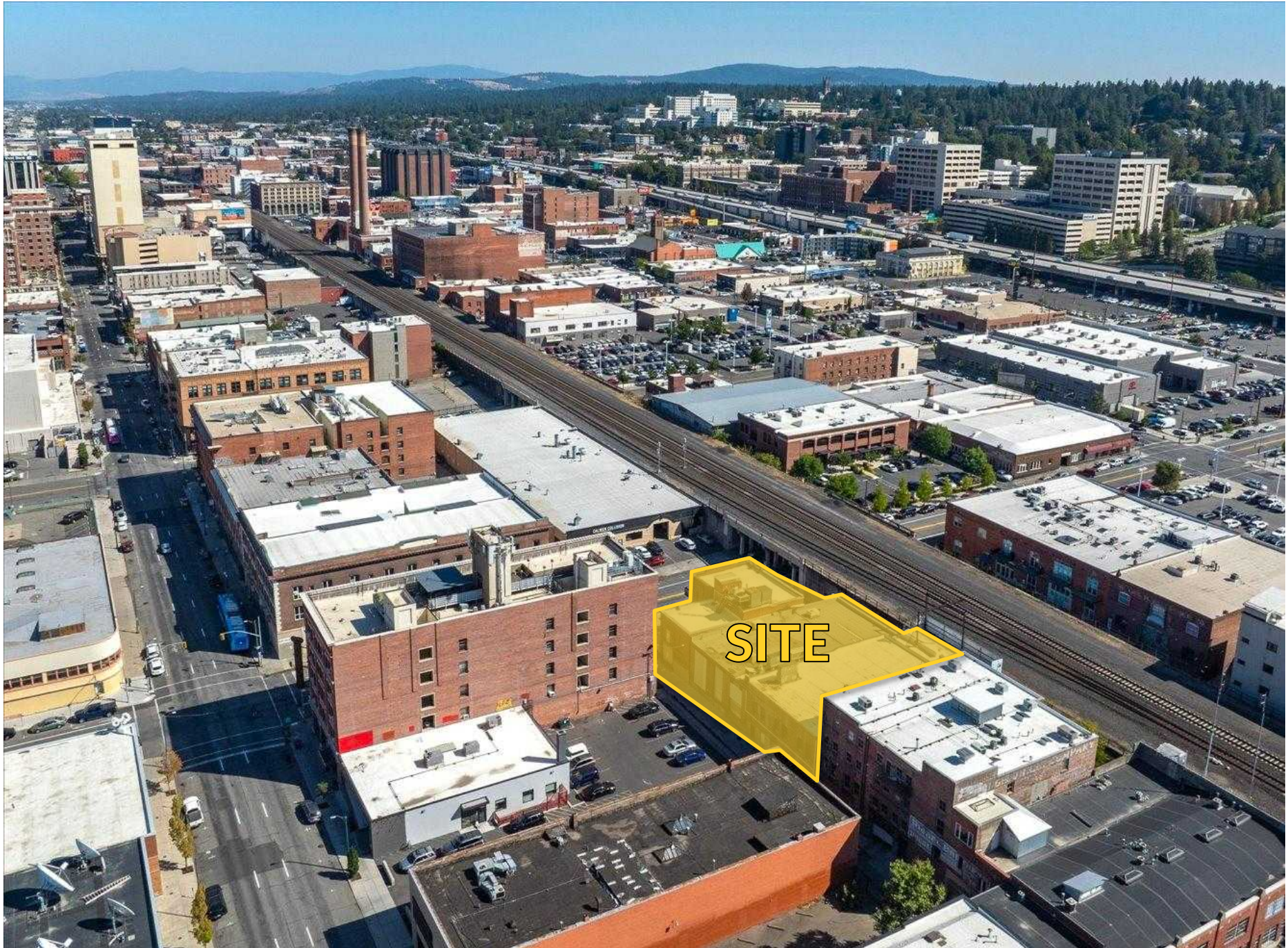


BUILDING PHOTOS



DOWNTOWN SPOKANE



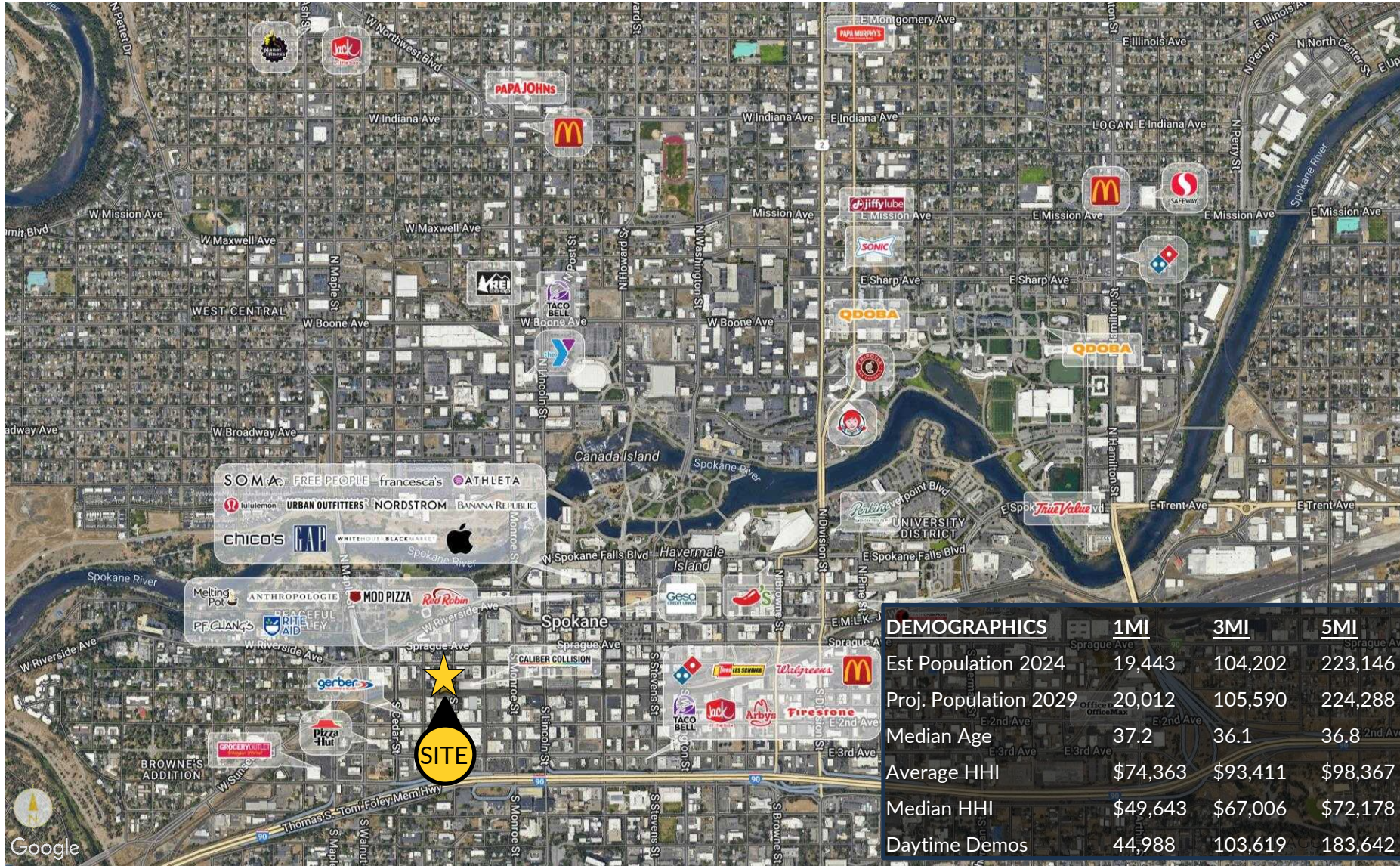


SURROUNDING BUSINESSES & DEMOGRAPHICS

Pacific Ice Pak Building

THREE-PROPERTY PORTOFILO FOR SALE

124 S. Jefferson Street
1212 & 1216 W. Railroad Avenue
Spokane, Washington 99201



FOR SALE PACIFIC PAK ICE BUILDING

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1212 & 1216 W. Railroad Avenue
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THREE-PROPERTY PORTFOLIO SALE OPPORTUNITY



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