



FOR SALE

802 N FANCHER RD

Spokane Valley, WA 99212

[View Location](#)

Property Key Facts

Sale Price: \$1,250,000

Parcel Number: 35132.1027

Total Lot Size: ±0.68 AC

Total Building Size: ±11,756 SF

Year Built: 1954/1977

Zoning: I-2

Parking: 33 Stalls

Signage: Monument

Exclusively listed by:

Cory Barbieri

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Property Description

Maximize your presence at the high-traffic intersection of Fancher and Broadway with this versatile $\pm 11,756$ SF commercial asset. Perfectly positioned for immediate I-90 access, this property is a turnkey solution for an owner-user or a high-potential addition to a leased investment portfolio.

The building has been extensively modernized, featuring a new TPO roof, updated HVAC, 3-phase power, and energy-efficient LED lighting. With fresh carpet, new windows, a robust security system, and available office FF&E, this space is truly move-in ready. High visibility, corner signage, and 33 dedicated parking stalls make this Spokane Valley's premier opportunity for 2026.



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Features



Recent Improvements -
New TPO Roof, HVAC, etc.



33
Parking Stalls



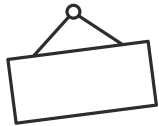
Easy
Freeway Access



Excellent
Visibility



Zoning:
I-2



Building
Signage

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LOCATION OVERVIEW

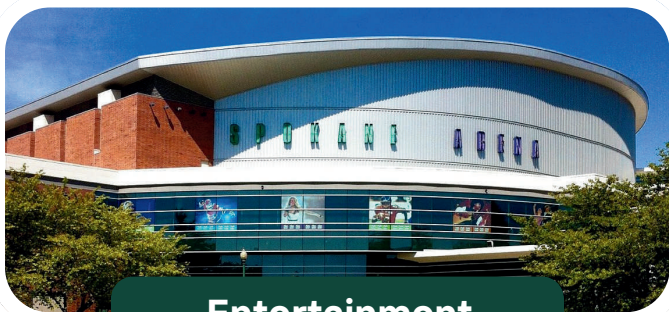
Spokane, Washington



International Events



Outdoor Activities



Entertainment

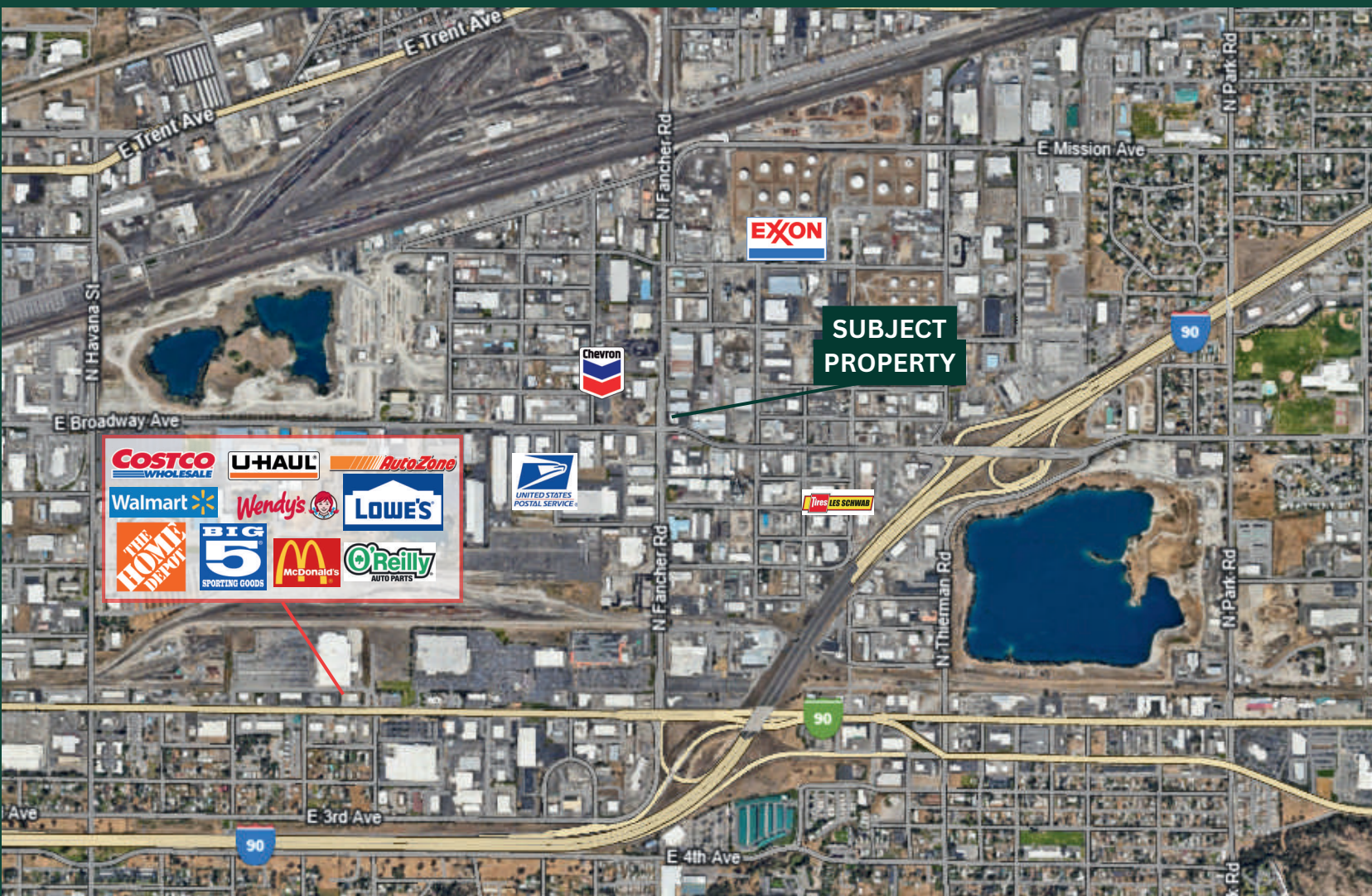
Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.

- ✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.
- ✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.
- ✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.
- ✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

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RETAILER MAP

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