

FOR SALE
PERRY DISTRICT
**MIXED-USE MEDICAL/
OFFICE/RETAIL BUILDING**

907 S. PERRY ST
SPOKANE, WA 99202

CONTACT LISTING BROKER
FOR MORE INFORMATION



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SALE PRICE: \$3,200,000

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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

O: (509) 623-1000

FOR SALE

SALE PRICE: \$3,200,000

907 South Perry Street offers a prime two-story, 11,980 +/- SF mixed-use building in the highly sought after Perry District of Spokane. Built in 2015, the property features flexible medical office, professional office, or retail space, with part of the second floor currently operating as an ASC. Expansion/ future development potential with the adjacent parcel at 1416 E. 9th Avenue.



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PROPERTY HIGHLIGHTS

- Parcel Number: 35213.2411
- Two-Story mixed-use building with medical office, professional office, and retail potential.
- Building Size: 11,980 +/- SF
- Second floor is partially a Ambulatory Surgery Center
- Located in the highly desirable Perry District
- Excellent visibility and accessibility in a walkable Community setting.
- Zoning: CC1-NC

INVESTMENT HIGHLIGHTS

This property presents an excellent investment opportunity in Spokane's thriving Perry District, one of the city's most dynamic and fastest-growing neighborhoods. Built in 2015, the modern two-story building offers a flexible mixed-use layout suited for medical office, professional office, or retail tenants. With strong residential growth and a vibrant local business community driving consistent demand, this property is well-positioned as a long-term investment in a supply-constrained Spokane Market.



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POPULATION	1 Mile	3 Miles	5 Miles
Total Population	13,216	113,250	211,310
Avg. Age	33.6	36.3	35.9
Avg. Age (Male)	31.1	34.6	34.6
Avg. Age (Female)	35.8	37.8	36.9
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total Households	5,437	49,157	89,558
# of Persons per HH	2.33	2.19	2.29
Avg. HH Income	\$74,760	\$70,579	\$70,192



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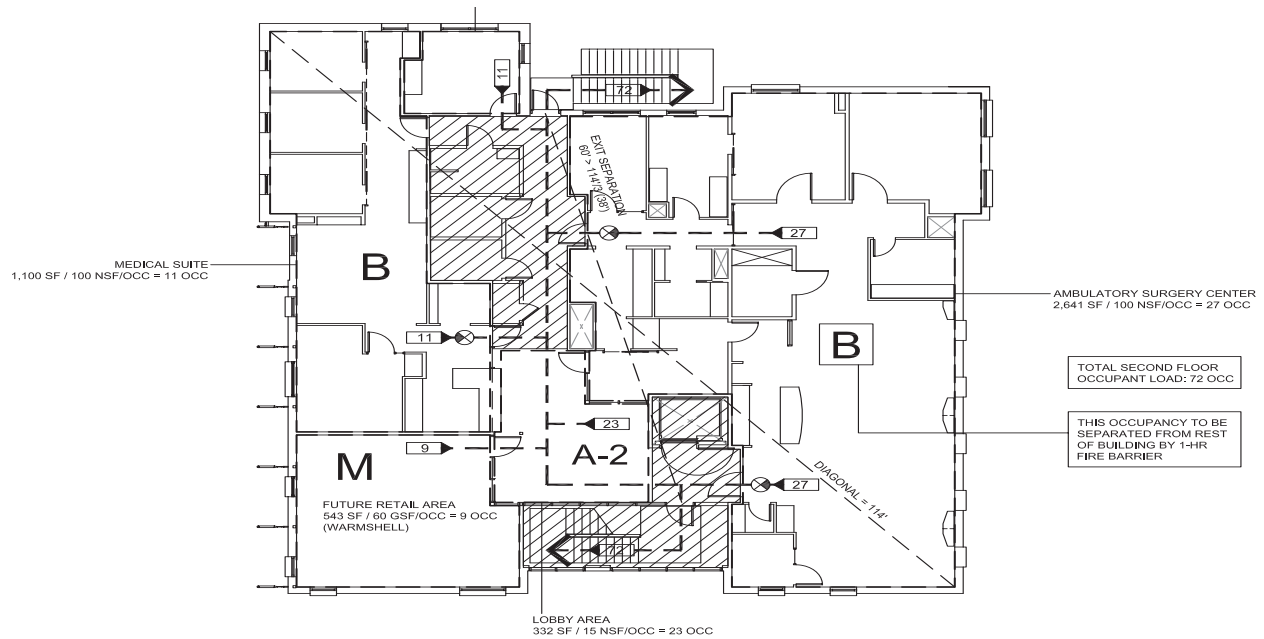
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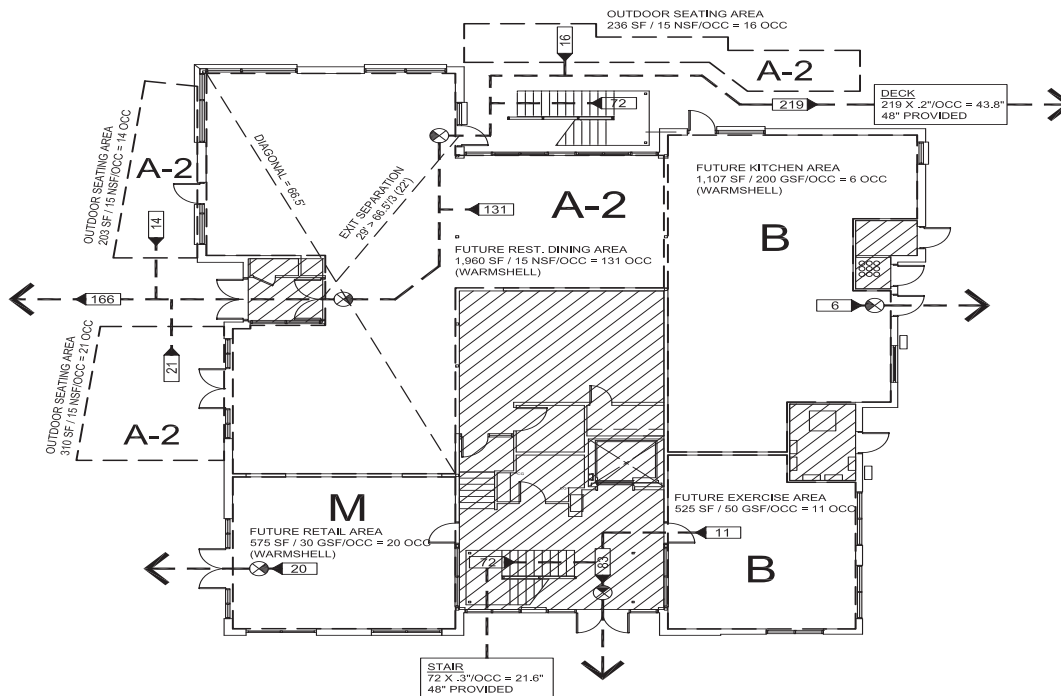
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2 CODE PLAN - 2ND FLOOR
3/32" = 1'-0"



1 CODE PLAN - 1ST FLOOR
3/32" = 1'-0"



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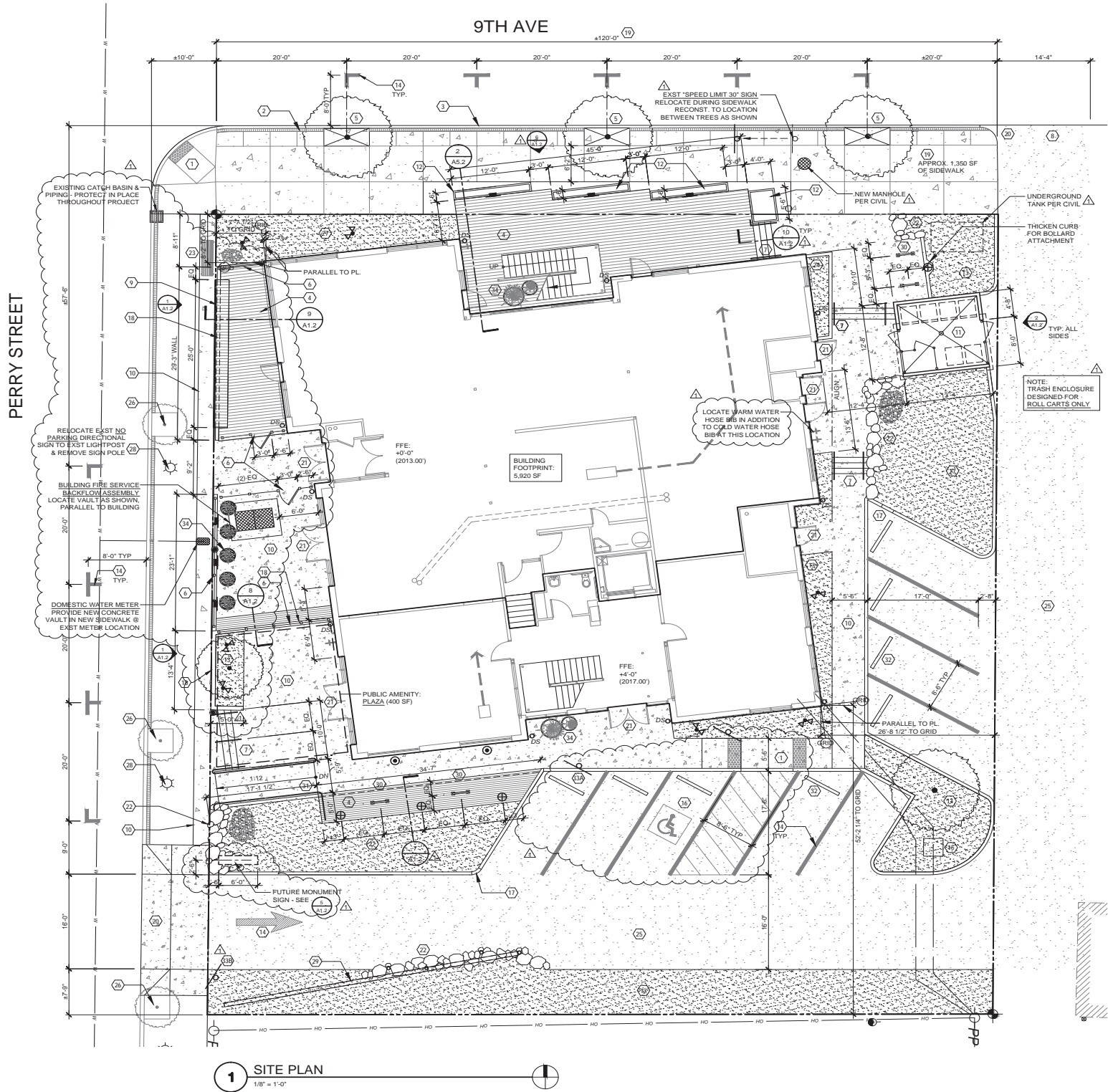
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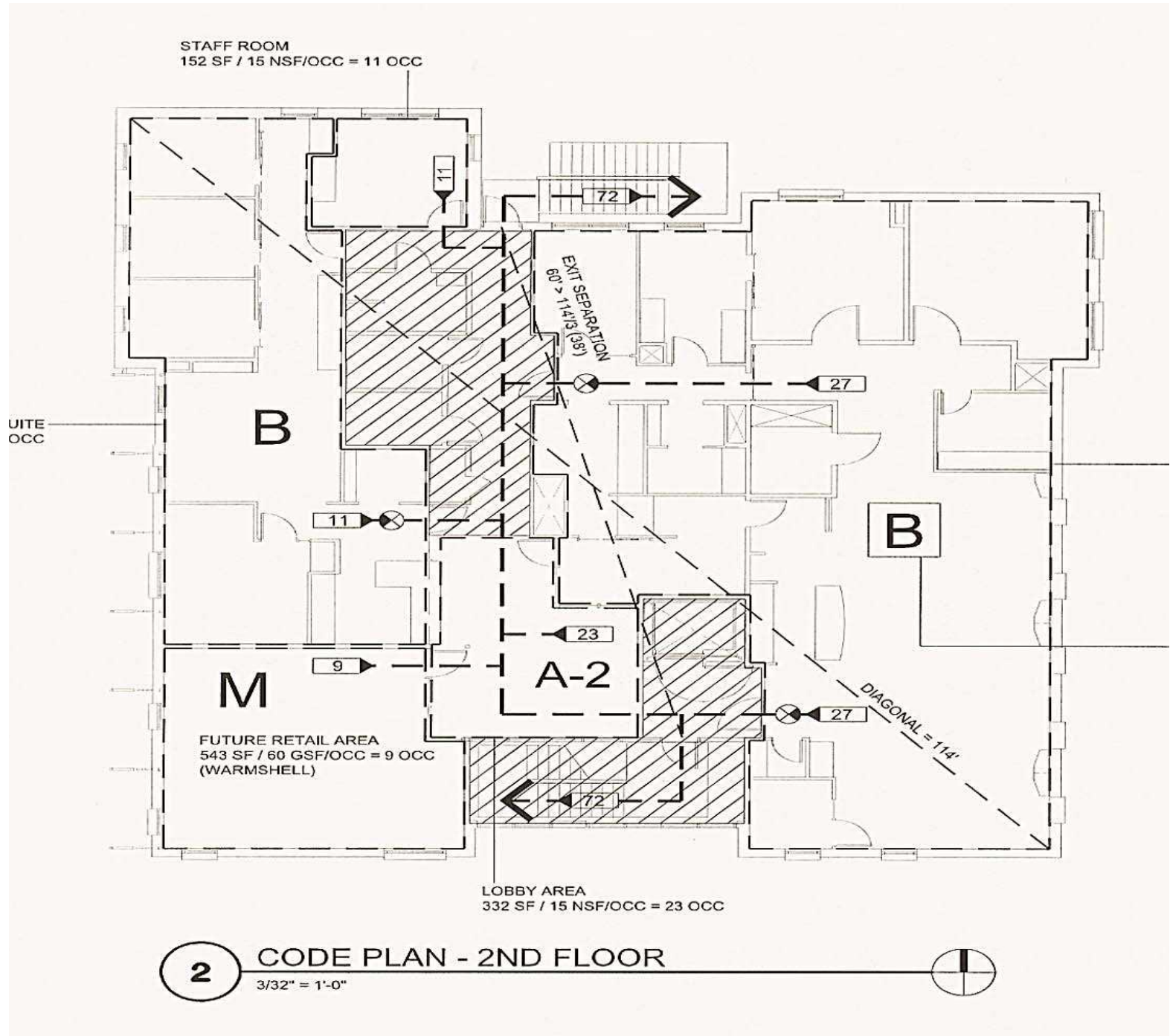
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Expansion / Future Development Potential



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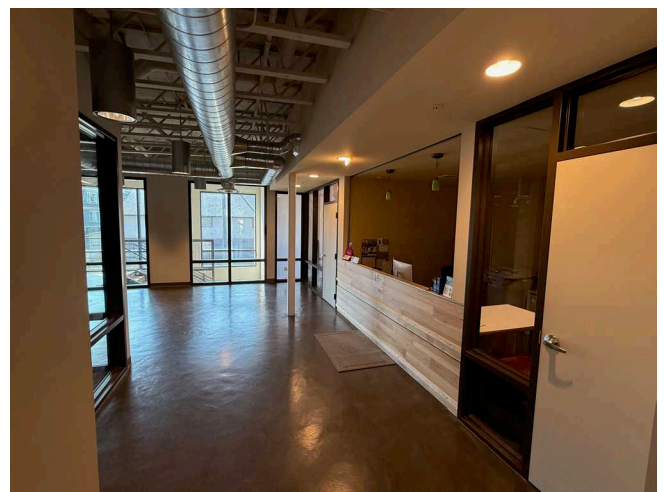
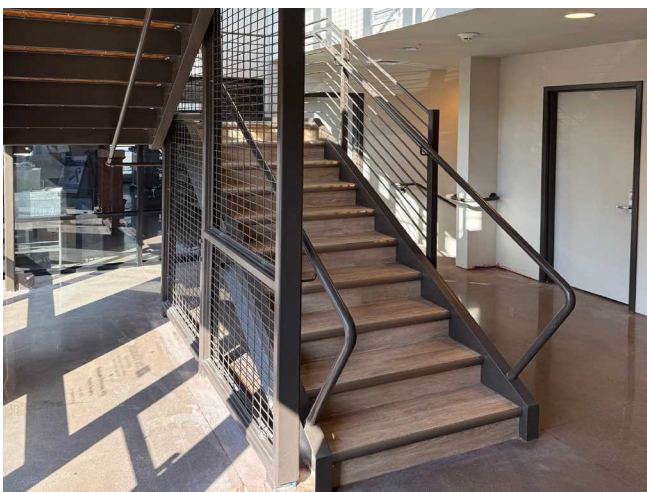
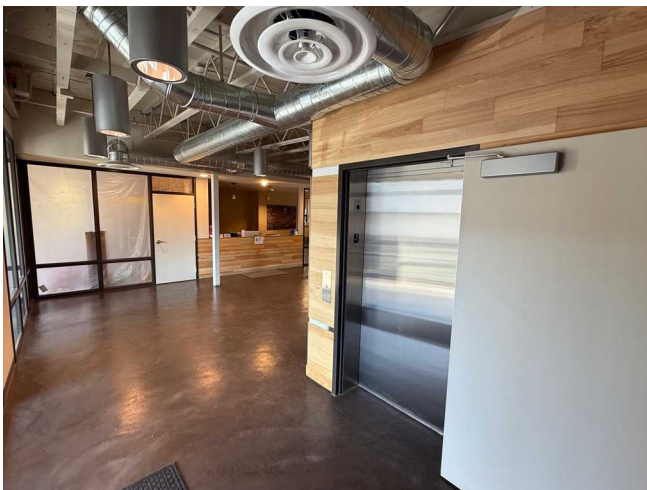
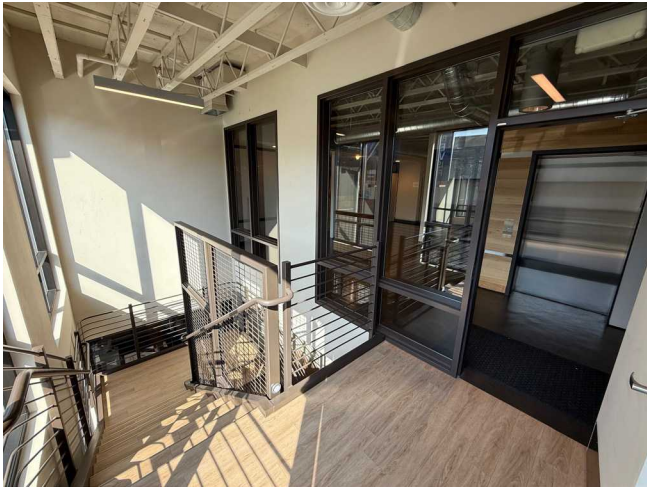
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