

REMODELED FLEX/RETAIL BUILDING FOR SALE

OWNER USER OR INVESTMENT

21 N. SKIPWORTH RD.
SPOKANE VALLEY, WA 99206



PROPERTY OVERVIEW

Located just off Sprague Avenue, this fully renovated flex property offers excellent access to I-90 and the area's main commercial corridors. The building features brand-new lighting, fresh paint, upgraded power, and the addition of a new office and bathroom. A gated yard space enhances functionality, while the surrounding neighborhood is anchored by established industrial, service, and retail businesses, making this an ideal location for a wide range of users.

OFFERING SUMMARY

Price	\$2,070,000
Bldg. SFT	8,280 SFT
\$/SFT	\$250/SFT
Tenancy	50% Occupied
Renovated	2025
Current Lease Rate	\$1.25/SFT/MO
Est. Owner User Lease Rate	\$0.73/SFT/MO



[PROPERTY TOUR - CLICK HERE](#)

STEVEN DAINES
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PROPERTY DETAILS

LAND AREA	0.64 AC	SUITES	2	BLDG HEIGHT	17'
APN	45163.0541	OFFICES	4	OH DOORS	4 TOT/10' W X 12' H
PARKING	25 STALLS	BATHROOMS	2	CONSTRUCTION	MASONRY
BLDG SFT	8,280 SFT	YEAR BUILT	1983	ZONING	CMU

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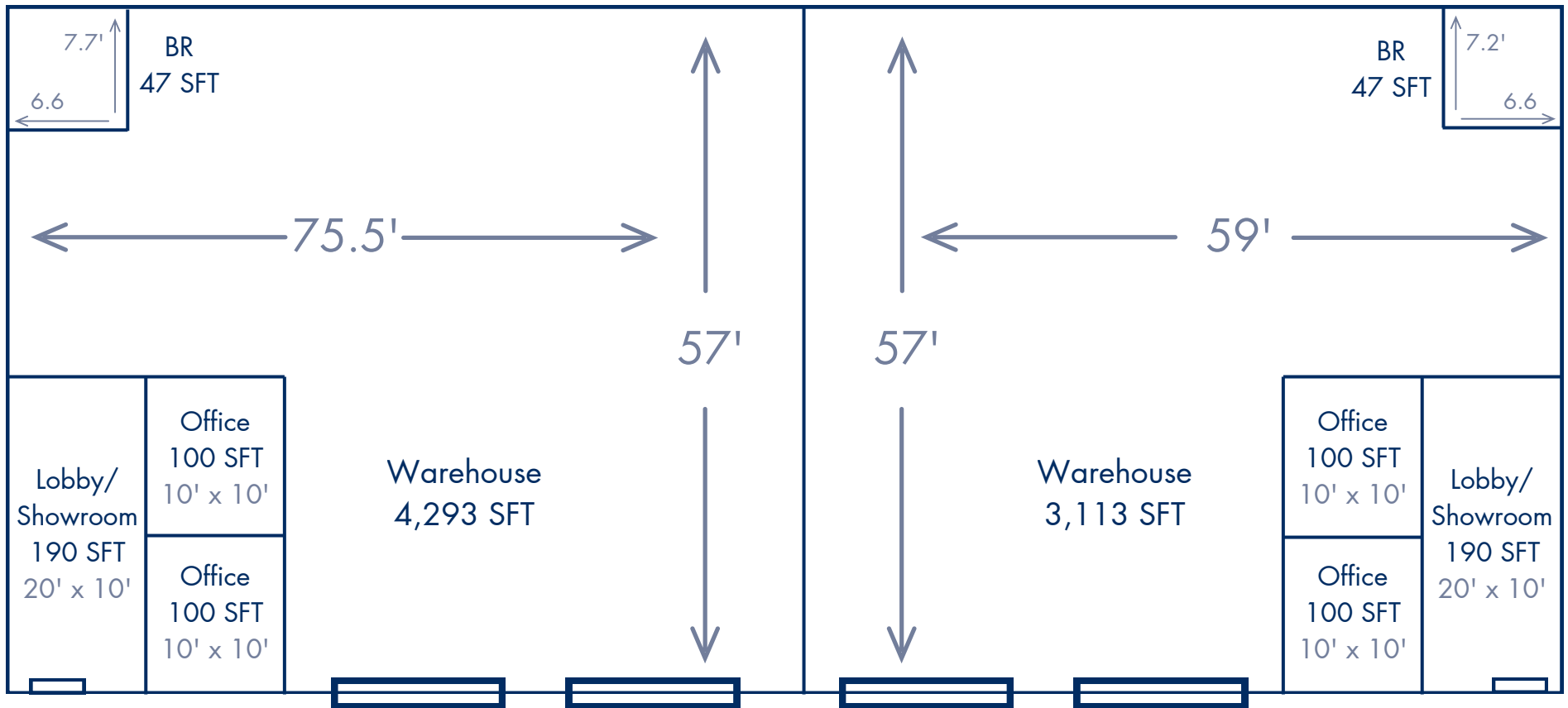


FLOOR PLAN

*Floor plan not drawn to scale

Suite 1

Suite 2



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21 N. SKIPWORTH RD. SPOKANE VALLEY, WA

Size: 8,820 SFT

List Price: \$2.070M

\$/SFT: \$250/SFT

OHD: 4 total, 10' x 12'

YR Built: 1983



1624 E. LYONS AVE. SPOKANE, WA

Size: 6,000 SFT

Sold: \$1.2M (July 2025)

\$/SFT: \$207.74/SFT

OHD: 4 total, 14' x 12'

YR Built: 2007



530 E. NORTH FOOTHILLS DR. SPOKANE, WA

Size: 7,000 SFT

Sold: \$1.13M (Mar. 2025)

\$/SFT: \$162.50/SFT

OHD: 5 total, 10' x 12'

YR Built: 1987



1035 E. CATALDO AVE. SPOKANE, WA

Size: 6,934 SFT

Sold: \$1.6M (Mar. 2025)

\$/SFT: \$230.71/SFT

OHD: 1 total, 10' x 12'

YR Built: 1958

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DEMOGRAPHICS	1 MILE	3 MILE
Population	13,583	80,731
Households	5,572	32,764
Median Age	38	39
Median HH Income	\$56,423	\$61,266
Daytime Employees	6,229	39,801
Population Growth '24-'29	6.13%	6.37%
Household Growth '24-'28	6.37%	6.53%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Skipworth Rd.	21,489
E. Sprague Ave.	N. Gillis Rd.	21,213
E. Sprague Ave.	N. Bowdish Rd.	23,018

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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