

FOR SALE

\$2,750,000



7410 N. Division St.

Spokane, WA 99208

Property Key Facts

Sale Price: \$2,750,000

Zoning: GC-70

Building Size: 21,552 SF

Year Built: 1980

Lot Size: 0.49 Acres

Renovated In: 2019

Exclusively listed by:

Cory Barbieri

Partner/Commercial Broker

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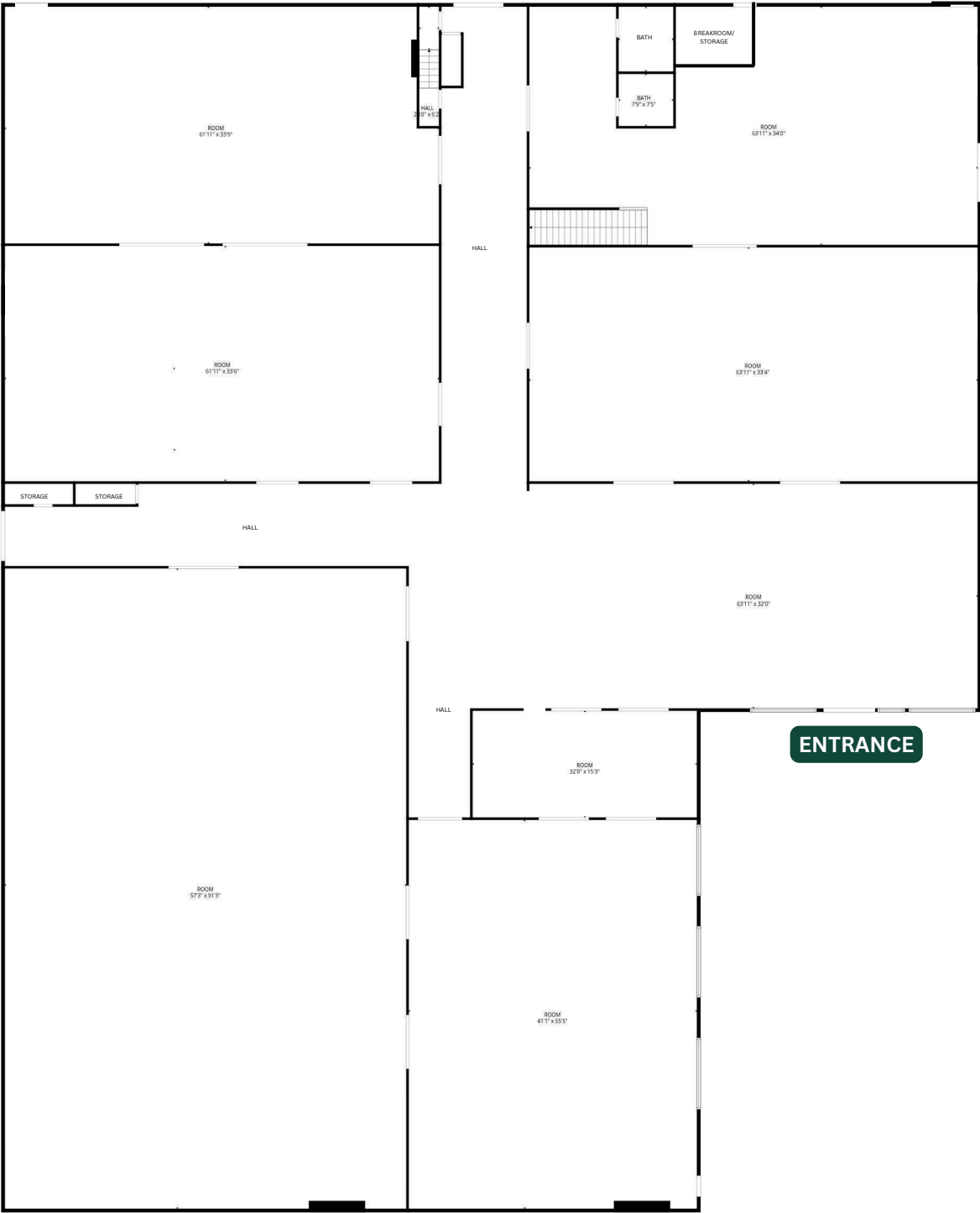
Retail/Office Building For Sale

Situated in the heart of a high-traffic retail corridor, this 21,552 SF commercial building offers premier visibility with **prime frontage along North Division Street, seeing approximately 45,000 vehicles daily**. Originally constructed in 1980 and refreshed with a 2019 renovation, the property **occupies a 0.49-acre lot within the Northgate Shopping Center**, adjacent to national anchors like Hobby Lobby and Michaels. The interior boasts an expansive retail floor with **16-foot ceilings, tenant-controlled HVAC, and dedicated second-story office space**. Complemented by a **prominent monument sign** and **abundant shared parking**, this versatile site is an ideal home for your business.



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Features



21,552
SF



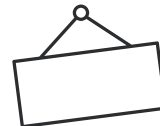
Amble shared
parking spaces



44,176
VPD



[View
Location](#)



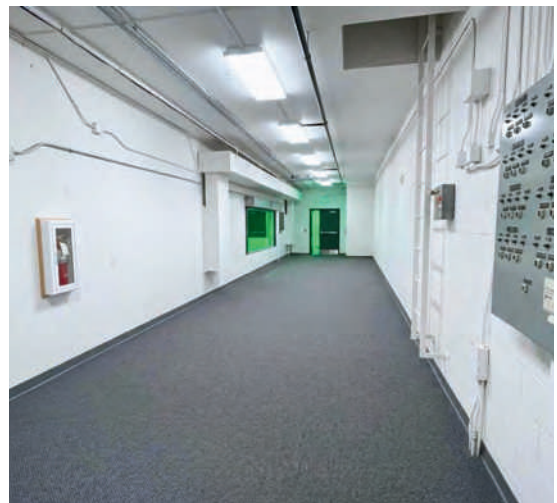
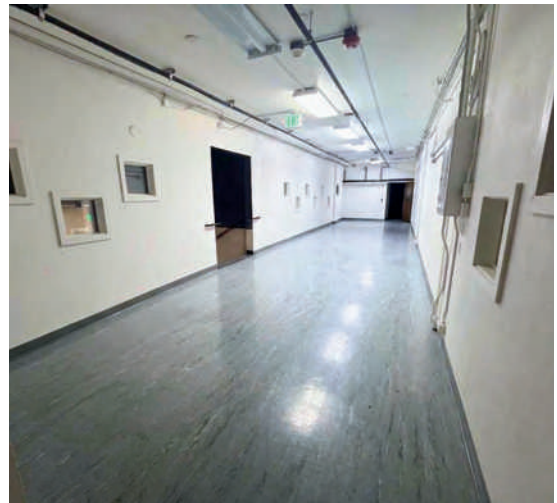
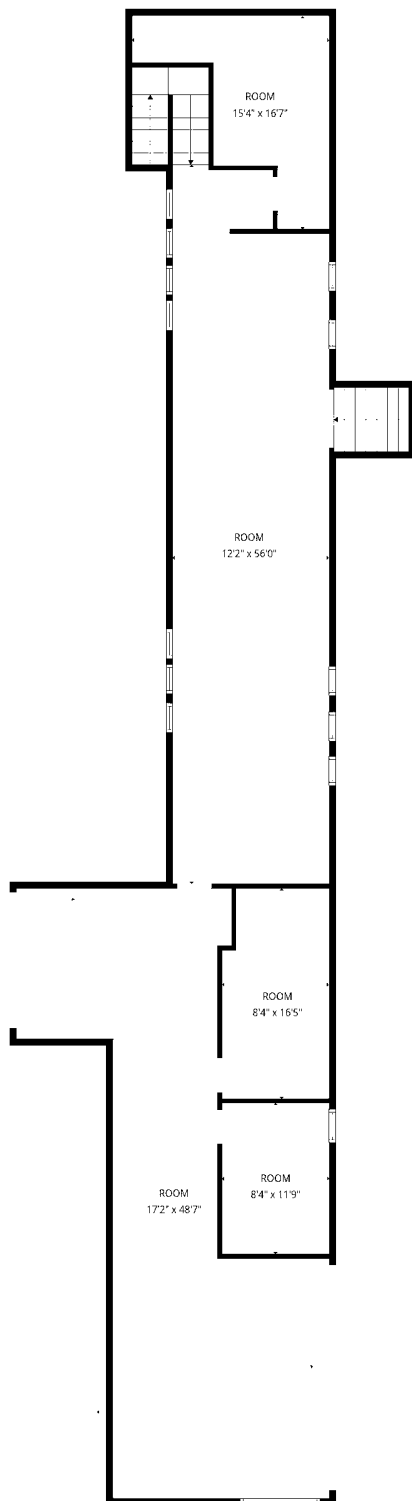
Monument
Signage



Two Level
Space

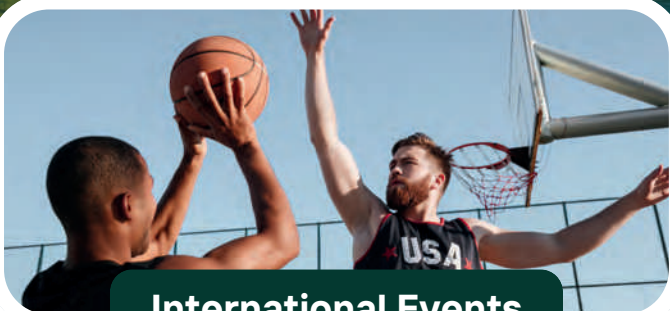
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LOCATION OVERVIEW

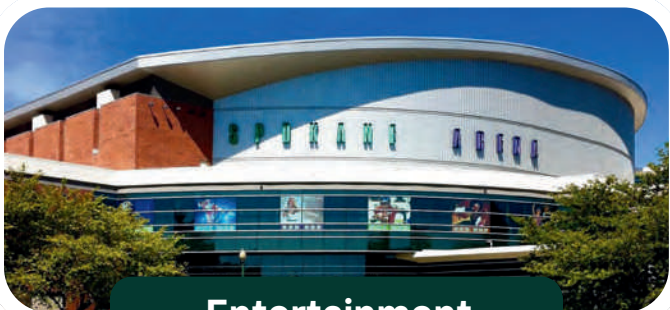
Spokane, Washington



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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